



## Agricultural Land Commission Staff Report

**DATE:** February 8, 2010  
**TO:** Vice Chair and Commissioners - Okanagan Panel  
**FROM:** Brandy Ridout  
  
**RE:** Application # 51005  
**PROPOSAL:** To subdivide the 5.8 ha subject property into two lots - 3.2 ha and 2.6 ha.

### PROPOSAL INFORMATION

**Background:** The property is the result of a previous subdivision.  
**Received Date:** November 18, 2009  
**Applicant:** Juergen Weidemann  
**Agent:** R G (Bob) Holtby  
**Local Government:** City of Salmon Arm

### DESCRIPTION OF LAND

**PID:** 003-387-259  
**Legal Description:** Lot B Section 28 Township 20 Range 10 West of the 6th Meridian  
Kamloops Division Yale District Plan 17456 Except Plan 41761  
**Civic Address:** 3600 - 50th Street NW, Salmon Arm  
**Area:** 5.8 ha  
**ALR Area:** 5.8 ha  
**Purchase Date:** November 20, 1993  
**Owner:** Juergen Weidemann

**Total Land Area:** 5.8 ha  
**Total ALR Area:** 5.8 ha  
**Current Land Use:** Residence, abandoned house, barn, outbuildings, fields

### PROPOSAL DETAILS

#### Subdivision

Area	Agricultural Capability	Agricultural Capability Source
5.8	Mixed Prime and Secondary	CLI

Number of Lots	Lot Size (ha)
2	2.9

**Surrounding Land Uses:**

North Rural Residential & Agricultural parcel of approx 6 ha  
East Rural Residential & Agricultural parcel of approx 40 ha  
South Rural Residential & Agricultural parcel of approx 40 ha  
West 50th Street NW; then Rural Residential & Agricultural parcel of approx. 2.6 ha

**Official Community Plan**

**Bylaw Name:** City of Salmon Arm, OCP Bylaw No. 3000

**Designation:** Acreage Reserve

**OCP Compliance:** Yes

**Zoning**

**Zoning Bylaw Name:** City of Salmon Arm Zoning Bylaw No. 2303

**Zoning Designation:** A-2 Rural Holding

**Minimum Lot Size:** 4.0 ha

**Zoning Compliance:** No

**PREVIOUS APPLICATIONS**

**Application #:** 37015

**Applicant:** Rolly A. DeROOVER

**Proposal:** To subdivide the 11.8 ha subject property into two lots. The lot is divided by two ravines, limiting its agricultural potential.

**Decisions:**

Resolution Number	Decision Date	Decision Description
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**Note:** Resolution #693/1986 allowed the subdivision of the property into two lots along the ravine.

**RELEVANT APPLICATIONS**

**Application #:** 42575

**Applicant:** Alan Webster

**Proposal:** To subdivide four 2 ha lots from the western half of the 19 ha property, leaving an 11 ha remnant.

**Decisions:**

Resolution Number	Decision Date	Decision Description
26	January 19, 2006	Refused on the grounds that the portions of the property that have limited agricultural capability are better left with the larger agricultural unit in order to provide alternatives to the farmer to diversify. In this case, these alternatives could include using the area as a wood lot, an area for cattle to loaf, or a place to house chickens or locate greenhouses.

**Committee Recommendations**

Type	Recommendation	Description
Planning Staff	Approve	City of Salmon Arm Development Services: Recommend the application be authorized for submission. The proposed subdivision should not detrimentally affect the agricultural potential of the property of the agricultural use of surrounding lands as both proposed lots contain existing residential sites, accessory buildings and fields.
Board/Council	Approve	City of Salmon Arm Council: Authorized for submission.

**STAFF COMMENTS**

- In 1986, a previous owner received ALC approval to create the subject property and the adjacent lot to the north (Lot 1, Plan 41761) under application #H-20174 (37015).
- The small lot subdivision in the ALR north of the subject property (i.e. 42nd Street NW) predates the ALR.
- The argument is presented by the applicant's agent that because the property already has two homesites (one active, one abandoned) and separate field areas, there will be no negative impact on agriculture.
- The Commission provided planning direction to Salmon Arm in 1983 indicating that selected areas within Gleneden were appropriate for subdivision into 2 ha lots (and potentially higher densities). The subject property was not identified as in one of those areas. In a recent decision in the area, the Commission indicated that as Gleneden has a mixture of lot sizes and soil capabilities, the area might benefit from additional detailed analysis and planning and that it was prepared to work with the City to review the area.

**ATTACHMENTS**

- 51005 air photo 10K.pdf
- 51005 air photo.pdf
- 51005 Holtby report.pdf
- 51005\_ContextMap50k.pdf

**END OF REPORT**

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Signature

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Date