



Agricultural Land Commission Staff Report

DATE: February 5, 2010
TO: Vice Chair and Commissioners - Okanagan Panel
FROM: Brandy Ridout

RE: Application # 51211

PROPOSAL: To subdivide a 1.7 ha lot from the 20.2 ha subject property under the Homesite Severance Policy. The proposed homesite lot is separated from the remainder of the property by the Salmon River. The existing house, shop and barn would remain with the agricultural remainder and a new home would be built on the 1.7 ha lot.

PROPOSAL INFORMATION

Background: The property is divided by the Salmon River
Received Date: December 21, 2009
Applicant: Harry & Theresa Chagun
Agent: N/A
Local Government: City of Salmon Arm

DESCRIPTION OF LAND

PID: 010-563-989
Legal Description: Lot 1 Section 4 Township 20 Range 10 West of the 6th Meridian Kamloops Division Yale District Plan 4267
Civic Address: 3390 - 50th St SW, Salmon Arm
Area: 20.2 ha
ALR Area: 20.2 ha
Purchase Date: July 3, 1953
Owner: Harry & Theresa Chagun

Total Land Area: 20.2 ha
Total ALR Area: 20.2 ha
Current Land Use: Beef cattle, pasture, alfalfa and timothy

PROPOSAL DETAILS

Subdivision

Area	Agricultural Capability	Agricultural Capability Source
20.2	Prime Dominant	CLI

Number of Lots	Lot Size (ha)
1	1.7
1	18.5

Surrounding Land Uses:

North	Unopened road right-of-way (30th Ave SW); 0.4 ha lot and 60 ha agricultural parcel
East	48 ha agricultural parcel
South	4 ha agricultural parcel
West	50th Street SW; parcels between 0.4 ha and 32 ha.

Official Community Plan

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

Designation: Salmon Valley Agricultural

OCP Compliance: Yes

Zoning

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

Zoning Designation: A-1 (Agriculture)

Minimum Lot Size: 8.0 ha

Zoning Compliance: Yes

Committee Recommendations

Type	Recommendation	Description
Planning Staff	Approve	City of Salmon Arm Development Services: Recommend that the application be authorized for submission.
Board/Council	Approve	City of Salmon Arm Council: Authorized for submission.

STAFF COMMENTS

- The applicants qualify for consideration under the Homesite Severance Policy as they have owned and lived on the property since 1953.
- The 1.7 ha proposed homesite lot is separated from the remainder of the property by the Salmon River.
- The 1.7 ha lot has legal access from 50th Street SW.

ATTACHMENTS

- 51211 proposal.pdf
- 51211 proposal sketch.pdf
- 51211 air photo.pdf
- 51211_ContextMap50k.pdf

END OF REPORT

Signature

Date
