



Agricultural Land Commission Staff Report

DATE: May 17, 2010
TO: Vice Chair and Commissioners - Okanagan Panel
FROM: Martin Collins

RE: Application # 51690
PROPOSAL: To subdivide a 0.65 ha lot for the applicants' son from the 2.75 ha property. The property is used for a rural residence and is unimproved for agriculture.

PROPOSAL INFORMATION

Background: The Commission refused a similar previous subdivision application of the property in 1986.
Received Date: April 14, 2010
Applicant: Raymond & Alfreda Oberg
Agent: N/A
Local Government: City of Salmon Arm

DESCRIPTION OF LAND

PID: 002-343-622
Legal Description: Lot A Section 33 Township 20 Range 10 West of the 6th Meridian Kamloops Division Yale District Plan 14023
Civic Address: 3901 - 65th Street
Area: 2.7 ha
ALR Area: 2.7 ha
Purchase Date: July 29, 1988
Owner: Raymond & Alfreda Oberg

Total Land Area: 2.7 ha
Total ALR Area: 2.7 ha
Current Land Use: Residence, garage, shop, utility sheds, barn and boat

PROPOSAL DETAILS

Subdivision

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

Number of Lots Lot Size (ha)

1	0.6
1	2.1

Surrounding Land Uses:

North	2.7 ha rural residential lot in the ALR
East	1 ha rural residential lots
South	65th Ave NW, 2 ha rural residential lots cleared and used for pasture.
West	40th Street NW; rural residential/agricultural parcels

Official Community Plan

Bylaw Name:	City of Salmon Arm OCP bylaw #3000
Designation:	Acreage Reserve
OCP Compliance:	Yes

Zoning

Zoning Bylaw Name:	City of Salmon Arm Zoning Bylaw #2303
Zoning Designation:	A-2 Rural Holding
Minimum Lot Size:	4.0 ha
Zoning Compliance:	Yes

PREVIOUS APPLICATIONS

Application #: 37078

Applicant: Ray & Marg Kentel

Proposal: To subdivide a 0.4 ha lot encompassing the existing home from the 2.7 ha property. A new home to be constructed on the remainder.

Decisions:

Resolution Number	Decision Date	Decision Description
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Note: The Commission refused the application for the subdivision of single 0.4 ha lot from the 2.7 ha property.

RELEVANT APPLICATIONS

Application #: 44761

Applicant: Helmut and Edith Dachtler

Proposal: To subdivide the 7.9 ha subject property into three (3) parcels of approximately 2.6 ha each.

**Decisions:
Resolution
Number**

75

Decision Date

March 6, 2008

Decision Description

Refused on the grounds that the subject property is more conducive to agriculture if retained in its current size.

Application #: 43444

Applicant: Wayne Bourget

Proposal: To subdivide a 2 ha lot containing an existing residence from the 13.2 ha subject property.

**Decisions:
Resolution
Number**

573

Decision Date

November 10, 2006

Decision Description

Allow on the grounds that the subdivision would have no impact on agriculture.

Application #: 12385

Applicant: Glen & Heather Middlestead

Proposal: To undertake a boundary adjustment between a 1.1 ha lot and a 3.7 ha lot to create a 2 ha lot and a 2.8 ha lot.

**Decisions:
Resolution
Number**

122

Decision Date

January 27, 1999

Decision Description

Refuse as the proposal because the new configuration would divide the arable area.

Committee Recommendations

Type

Recommendation

Description

Planning Staff

Refuse

City of Salmon Arm Planning staff recommended that the application not proceed to the Commission for consideration because the subdivision is not supported by City bylaws.

Board/Council

Approve

The City of Salmon Arm Council forwarded the subdivision application with support.

STAFF COMMENTS

- 1) The parcel has challenges for agricultural development due to its small size. However the best available information indicates that the soil is suitable for agriculture. Similar sized properties with similar soils in the area are cleared and used for agriculture.
- 2) The subdivision of 0.6 ha would narrow the range of agricultural options and increase the residential density in the area. If similar subdivision is routinely permitted without restriction in the area, agricultural potential will be significantly reduced or even eliminated.
- 3) The Commission has previously refused a similar small lot subdivision of the property.
- 4) The subdivision proposal is not consistent with local government bylaws. The minimum lot size permitted in the bylaw is 4 ha. The applicant intends to conclude the subdivision (if approved by the Commission) as per Section 946 of the Local Government Act.

ATTACHMENTS

51690_ContextMap20k.pdf

51690 sketch plan.pdf

51690 Salmon Arm air photo.pdf

END OF REPORT

Signature

Date