



Provincial Agricultural Land Commission - Staff Report

Application: 52101

Applicant: Carol Van Ommen
Agent: R G (Bob) Holtby
Local Government: City of Salmon Arm

Proposal: To subdivide a 2 ha lot from the 7.6 ha parcel. Two residences occupy the parcel. A home would occupy each of the proposed lots. The subdivision is for a relative and would be concluded as per Section 946 of the Local Government Act.

BACKGROUND INFORMATION

No previous applications have been considered on the property.

PROPERTY INFORMATION

PID: 006-592-007
Legal Description: Lot A Section 31 Township 20 Range 9 West of the 6th Meridian Kamloops Division Yale District Plan 23027
Property Area: 7.6 ha
ALR Area: 7.6 ha
Purchase Date: May 28, 1998
Location: 5121 50 Street NE
Owner: Carol Van Ommen

LAND USE

Current Land Use:

Two residences, forested areas and cleared areas.

Surrounding Land Uses:

North: 4 ha Rural residence; Golf course beyond
East: Trans Canada Highway; Rural residences of mixed sizes
South: 14 ha ALR parcel, partially cleared.
West: 16 ha ALR parcel - cleared upland areas, forested hillside

RELEVANT APPLICATIONS

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Application ID: 42059

Legacy #: 36055

Applicant: Geneva McLean

Proposal: To subdivide off a 2.0 ha lot from the western side (40th Street NE) of the 7.8 ha property for the applicant's daughter.

The applicants do not qualify for consideration under the Homesite Severance Policy, having purchased the property in August 1973.

Decision:

Resolution #	Decision Date	Decision Description
404/2005	July 22, 2005	Refused the 2 ha subdivision due to concerns about lot design suitability, consistency with nearby lot sizes, and the existence of a panhandle. The Commission would allow a lot that took into account topography, lot size and did not contain a panhandle. The applicant is requested to submit a modified lot design.

Note: The Commission allowed a revised subdivision that divided the parcel in half, as per the escarpment (two 3.8 ha lots).

Application ID: 17759

Legacy #: 34137

Applicant: John & Cornelia Rasmussen

Proposal: To subdivide a 2 ha lot for the landowner's daughter from the 12 ha subject property

Decision:

Resolution #	Decision Date	Decision Description
17/2002	February 6, 2002	The Commission approved this application to subdivide a 2 ha lot from this 12 ha property on the grounds that an adjacent 4 ha lot, which was granted to the applicant's mother as a leasehold for life, will be absorbed into the subject property upon her death.

LOCAL GOVERNMENT INFORMATION

Official Community Plan:

Bylaw Name: Salmon Arm OCP, Bylaw #3000

Designation: Acreage Reserve

OCP Compliance: No

Zoning:

Zoning Bylaw Name: Zoning Bylaw #2303

Zoning Designation: A-2 (Rural Holding)

Minimum Lot Size: 4.0 ha

Zoning Compliance: No

Comments and Recommendations:

Board/Council

City of Salmon Arm Council forwarded the application without comment.

Planning Staff

Salmon Arm planning staff recommended that the application be refused because it is inconsistent with OCP policies.

ALC STAFF COMMENTS

Staff suggests that the Commission consider the following:

- 1) The CLI soil capability ratings for the property are: 6:4T 4:5T.
- 2) The proposed subdivision is not supported by City of Salmon Arm planning staff because it is not consistent with the OCP.

ALC STAFF COMMENTS

- 3) Generally the Commission is not supportive of subdivision because smaller lots are less likely to be used for agriculture.
- 4) A site visit is recommended to assess the impacts of subdivision on the agricultural potential of the property and on surrounding ALR lands.

ATTACHMENTS

52101_ContextMap20k.pdf
52101_AirphotoMap5k.pdf
52101 sketch plan.pdf
52101 Holtby report.pdf

END OF REPORT

Prepared by: Martin Collins, January 2011