



Agricultural Land Commission
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April 6, 2011

Reply to the attention of Martin Collins
ALC File: 52140

Peter Page
460 – 10th Avenue
Salmon Arm, BC
V1E 1TR

Dear Mr. Page:

Re: Application for Non-Farm Use in the Agricultural Land Reserve

Please find attached the Minutes of Resolution # 104/2011 and a sketch plan outlining the Commission's decision as it relates to the above noted application.

Other approvals may be necessary. Prior to proceeding, the Commission suggests you contact the City of Salmon Arm.

Yours truly,

PROVINCIAL AGRICULTURAL LAND COMMISSION

Per: 

Brian Underhill, Executive Director

Enclosure: Minutes

cc: City of Salmon Arm, File: ALC.338

LS/52140/d1



MINUTES OF THE PROVINCIAL AGRICULTURAL LAND COMMISSION

A meeting was held by the Provincial Agricultural Land Commission on March 17, 2011 in Salmon Arm, B.C.

PRESENT:	Richard Bullock	Chair
	Roger Mayer	Vice Chair, Okanagan Panel
	Jim Johnson	Commissioner
	Bert Miles	Commissioner
	Liz Sutton	Staff
	Martin Collins	Staff

For Consideration

Application: 52140
 Applicant: Peter Page
 Proposal: Proposal to use part of the 3.3 ha size property for a temporary campground during the annual Salmon Arm Roots and Blues music festival.
 Legal: Lot 2 District 11 Township 20 Range 10 West of the 6th Meridian Kamloops Division Yale District Plan 27414
 Location: 460 10th Ave SW

Site Inspection

A site inspection was conducted on March 17, 2011. Those in attendance were:

- Richard Bullock Chair
- Roger Mayer Vice Chair, Okanagan Panel
- Jim Johnson Commissioner
- Bert Miles Commissioner
- Liz Sutton Staff
- Martin Collins Staff
- Peter Page Applicant

Mr. and Mrs Page confirmed that the land has been used for overflow camping for the Roots and Blues Music Festival for the past few years. The applicants and the Commission discussed the density and configuration of camp sites on the property, and the potential effects of a temporary campground on the hay field.

Mr. Page confirmed that the staff report dated January 2011 was received and no errors were identified.

Context

The proposal was weighed against the purposes of the Commission as stipulated in section 6 of the *Agricultural Land Commission Act* (the "Act"). They are:

1. to preserve agricultural land
2. to encourage farming on agricultural land in collaboration with other communities of interest, and

3. to encourage local governments, first nations, the government and its agents to enable and accommodate farm use of agricultural land and uses compatible with agriculture in their plans, bylaws and policies.

Discussion

Assessment of Agricultural Capability

In assessing agricultural capability, the Commission refers in part to agricultural capability mapping and ratings. The ratings are interpreted using the Canada Land Inventory (CLI), 'Soil Capability Classification for Agriculture' system.

The agricultural capability of the soil of the subject property is improvable to:

60% Class 2 – Land in this class has minor limitations that require good ongoing management practices or slightly restrict the range of crops, or both.

40% Class 4 – Land in this class has limitations that require special management practices or severely restrict the range of crops, or both.

The limiting subclasses are excess water. The land is currently used for alfalfa.

The Commission believes that the use of the hay field for a temporary campground will not negatively affect the overall agricultural capability of the property provided the property is not amended to make the camping facilities more permanent. It is noted that the proposed campground use of the land in August limits the potential for most crops, with the exception of hay/alfalfa and grazing.

Assessment of Agricultural Suitability

The Commission assessed whether external factors such as encroaching non-farm development have caused or will cause the land to become unsuitable for agriculture. The Commission does not believe there are external factors that render the land unsuitable for agricultural use. The property is located adjacent to the fairgrounds, but lies in a farm area.

Assessment of Impact on Agriculture

The Commission also assessed the impact of the proposal against the long term goal of preserving agricultural land. The Commission believes the proposal would not affect the existing or potential agricultural use of surrounding lands. That being said the use of the land for temporary camping effectively limits cropping options to hay production and pasture. Adjoining lands to the west are also used for temporary festival camping.

Assessment of Other Factors

The Commission considered its previous conditional approval for temporary camping on 7 ha of adjoining land in the ALR (as per Res. #97/2009 – file H-38803).

Conclusions

1. That the land under application has agricultural capability and is appropriately designated as ALR and is suitable for agricultural use.
2. That the campground proposal will have a limited impact on agriculture.
3. The proposal is consistent with other Commission approvals on adjacent lands.

IT WAS

MOVED BY: Commissioner Jim Johnson
SECONDED BY: Commissioner Bert Miles

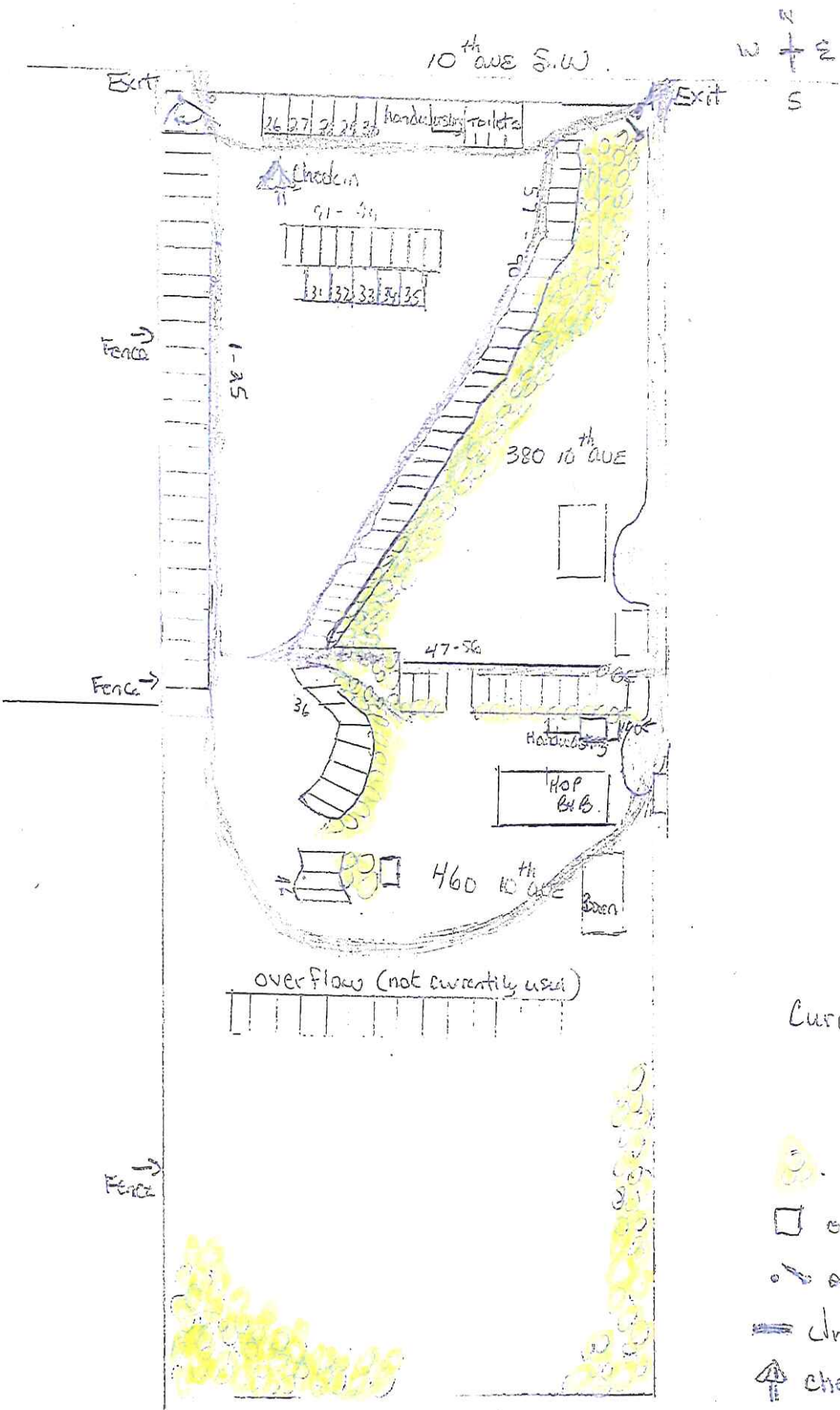
THAT the application to use the 3.3 ha parcel for temporary camping be allowed subject to the following conditions:

- 1) The approval for three years, valid until March 17th, 2014.
- 2) The temporary campground is granted for 10 days only, in August for the annual Roots and Blues Festival weekend.
- 3) No permanent camping facilities are to be constructed on the property
- 4) The submission of an annual status report (including photos) verifying the land has been returned to an equal or better standard following the camping uses.

This decision does not relieve the owner or occupier of the responsibility to comply with applicable Acts, regulations, bylaws of the local government. This includes zoning, subdivision, or other land use bylaws, and decisions of any authorities that have jurisdiction under an enactment.

CARRIED

Resolution # 104/2011



- Current 100 sites
- 4 portable toilets
- 2 handwashing stations
- ☺ tree line for shade
- on site buildings
- ↘ exits from field
- == driveway / parking paths
- 🌳 check in

ALC APPLICATION 52140
 RESOLUTION # 104/2011
 APPROVED TEMPORARY CAMPING USE