



Provincial Agricultural Land Commission - Staff Report

Application: 52141

Applicant: Steven Howard
Local Government: Columbia Shuswap Regional District

Proposal: SUBDIVISION - Proposal to subdivide the property into one parcel of approx. 2.4 ha for a single family residence, and a 40.4 ha remainder.

BACKGROUND INFORMATION

The applicant claims that the proposed subdivision of property would be used as residential property for immediate family.

PROPERTY INFORMATION

PID: 013-685-678
Legal Description: Fractional S1/2 of Section 5 Township 18 Range 10 W6M KDYD (Kamloops Div of Yale) EXCEPT Plan 19446, 24483 and KAP71931
Property Area: 39.3 ha
ALR Area: 39.3 ha
Purchase Date: March 5, 1999
Location: Salmon Arm
Owner: Steven Howard

LAND USE

Current Land Use:
 Residential, pasture and hay crop

Surrounding Land Uses:
 North: 40 ha Hobby Farm
 East: 40 ha Hobby Farm
 South: 40 ha Hobby Farm
 West: 50 ha Crown Land- Forest

PROPOSAL DETAILS

Subdivision - ALR Area: 39.3 ha

Number of Lots	ALR Area of Lot (ha)
1	2.4

Agricultural Capability:
 The majority of the area under application is rated as: Secondary
Source: CLI
Mapsheet: 82L/06

PREVIOUS APPLICATIONS

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Application ID: 17500

Legacy #: 07186

Applicant: Arthur Heywood

Proposal: To exclude or to subdivide off the 0.8 ha lot created by explanatory plan from a 55.9 ha lot.

Decision:

Resolution #	Decision Date	Decision Description
10822/1979	March 15, 1979	Refuse exclusion, but allow subdivision after viewing the property. The area was found to be steep, seperated from working farm by Salmon River Road and would not create an impact.

Application ID: 17497

Legacy #: 02009

Applicant: Arthur Heywood

Proposal: To subdivide a 0.8 ha parcel from a 55.9 ha parcel.

Decision:

Resolution #	Decision Date	Decision Description
4795/1976	October 5, 1976	Refuse as proposed on the grounds that the property is part of an extensive area with an agricultural capability of Class 2 and 3 and does not want to encourage residential intrusion into the agricultural area. The Commission may be willing to consider a temporary residential use of the property.

Application ID: 17493

Legacy #: 25561

Applicant: Donald Federspiel

Proposal: To subdivide the property into two lots of 12.8 ha and 43 ha along the Salmon River Road.

Decision:

Resolution #	Decision Date	Decision Description
41/1992	January 14, 1992	To refuse application on the grounds that the 43 ha area is an integral part of the agricultural operation of this property and can be used in ways relating to the farm use of this property such as for farm buildings and wintering of cattle.

Application ID: 17492

Legacy #: 27318

Applicant: Margo/Harry Westaway/Morgan

Proposal: To develop a seasonal equestrian destination resort, consisting of 4 to 8 cabin/paddock rental units, riding ring and warm-up ring.

Decision:

Resolution #	Decision Date	Decision Description
1073/1993	October 5, 1993	Refuse as proposed on grounds of impact and agricultural potential, but Commission would be prepared to consider proposal supported by teh local government.

Application ID: 17357

Legacy #: 33985

Applicant: Steven Howard

Proposal: The applicants propose to subdivide a 12 ha lot from the 55.8 ha property, using the Salmon River Road as the western boundary of the new lot.

Decision:

Resolution #	Decision Date	Decision Description
41/2002	February 6, 2002	The Commission approved your application to subdivide your property into two lots as divided by Salmon River Road, subject to the recinding of resolution #10822/79 which allowed the subdivision of a 0.8 ha lot (E13122).

LOCAL GOVERNMENT INFORMATION

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Zoning:

Zoning Bylaw Name: Salmon Valley Land Use Bylaw No. 2500
Zoning Designation: R - Rural
Minimum Lot Size: 60.0 ha
Zoning Compliance: Yes

Comments and Recommendations:

Advisory Planning Committee

Recommend Approval

Board/Council

The Council concurs with the Planning Staff report recommendation for approval.

Planning Staff

Staff recommend that the proposal be authorized for approval based on the following:

- 1) The proposed location for the single family dwelling appears to have limited agricultural potential due to topography.
- 2) The CLI index for the proposed subdivided land is Class 5 which has limitations that restrict the capability to produce perennial forage crops.
- 3) The proposed lot is similar in size to the properties to the east and south of the subject property.

ALC STAFF COMMENTS

It is recommended that the Commission consider the following:

- 1) The CLI rating of the subject property is 5MT but is considered improvable to 6:4TP 4:5TM.
- 2) The applicant feels that the proposed lot has limited agricultural capabilities even for grazing due to topography. Columbia Shuswap Region District planning staff concur with this assessment.
- 3) The proposed lot is similar in size to the properties to the east and south of the subject property.
- 4) According to the applicant, the property has farm status under the Assessment Act.
- 5) The applicant states that the lot would be subdivided for use by the applicant's immediate family to help with farm operations.
- 6) In 2002, the applicant was approved for a subdivision of 55.8 ha of land into two lots of 12.0 ha and 43.8 ha. See file #17357

ATTACHMENTS

52141_ProposalSketch.pdf
52141_ContextMap20k.pdf
52141_AirphotoMap10k.pdf

END OF REPORT

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