



Agricultural Land Commission
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April 7, 2011

Reply to the attention of Martin Collins
ALC File: 52142

Warren and Trudy Schweb
2913B Salmon River Road
Salmon Arm, BC
V1E 3H8

Re: Application Subdivide Land in the Agricultural Land Reserve

Please find attached the Minutes of Resolution # 103/2011 and sketch plan outlining the Commission's decision as it relates to the above noted application.

Please send two (2) paper prints of the final survey plans to this office. When the Commission confirms that all conditions have been met, it will authorize the Registrar of Land Titles to accept registration of the plan.

Other approvals may be necessary. Prior to proceeding, the Commission suggests you contact the Columbia Shuswap Regional District.

Yours truly,

PROVINCIAL AGRICULTURAL LAND COMMISSION

Per: 

Brian Underhill, Executive Director

Enclosure: Minutes/Sketch Plan

cc: Columbia Shuswap Regional District, File: LC2438D

LS/52142/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: 52142
Applicant: Warren and Trudy Schweb
Proposal: To subdivide a 2.4 ha lot (or a 4.8 ha lot) from the 64 ha parcel
Legal: South East ¼ Section 7 Township 18 Range 10 West of the 6th
Meridian Kamloops Division Yale District Except Plans H8247 and
KAP72516
Location: 2913B Salmon River Road, Salmon Arm

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
- Warren Schweb Applicant
- Trudy Schweb Applicant

Warren and Trudy Schweb confirmed that the staff report dated February 2011 was received and no errors were identified.

Warren and Trudy Schweb indicated that the 2.4 ha cleared area is difficult to farm due to its isolation, small size and the soil's limited soil moisture holding capacity (sandiness). The Commission and the applicants discussed two possible subdivision configurations; one 2.4 ha lot or a larger 4.8 ha lot.

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

The Commission noted that the 2.4 ha field area was sloped and triangular in shape. A mobile home occupies a portion of the field. The 2.4 ha field is isolated from the ~4 ha field area on the southern portion of the property by a small residential lot. The applicants indicate that it is not practical to operate the two field units as a single farm because access between the fields is very difficult to achieve. Salmon Valley Road is too busy to move farm machinery and stock on. An internal farm road is also not practical due to unstable slopes and rough topography.

The Commission reviewed the Terrain Stability Assessment for a possible farm vehicle access road on the property (prepared by Foresite Engineering and Geoscience and dated April 4, 2008). The Commission concurred with the assessment's conclusion that it is not practical to construct an access road on the property to link the two field areas, given the high cost and potential for slope failure.

The Commission also considered that the purpose of the subdivision was to provide a residence for a local long time farming family member, and that the proposed lot would continue to be used in conjunction with other farmlands owned by the family.

The Commission believed that the subdivision of a 4.8 ha parcel would not negatively affect the current agricultural operations on the property or surrounding land because the proposed lot is well buffered by hillside (to the west), Salmon Valley Road (to the east) and adjoining residential uses (to the north and south).

In view of the limited agricultural capability of the proposed lot (due to its small size, awkward shape, and steep topography), and because it is well buffered from other agricultural lands, the Commission had no objection to the proposed subdivision.

IT WAS

MOVED BY: Commissioner Bert Miles

SECONDED BY: Commissioner Jim Johnson

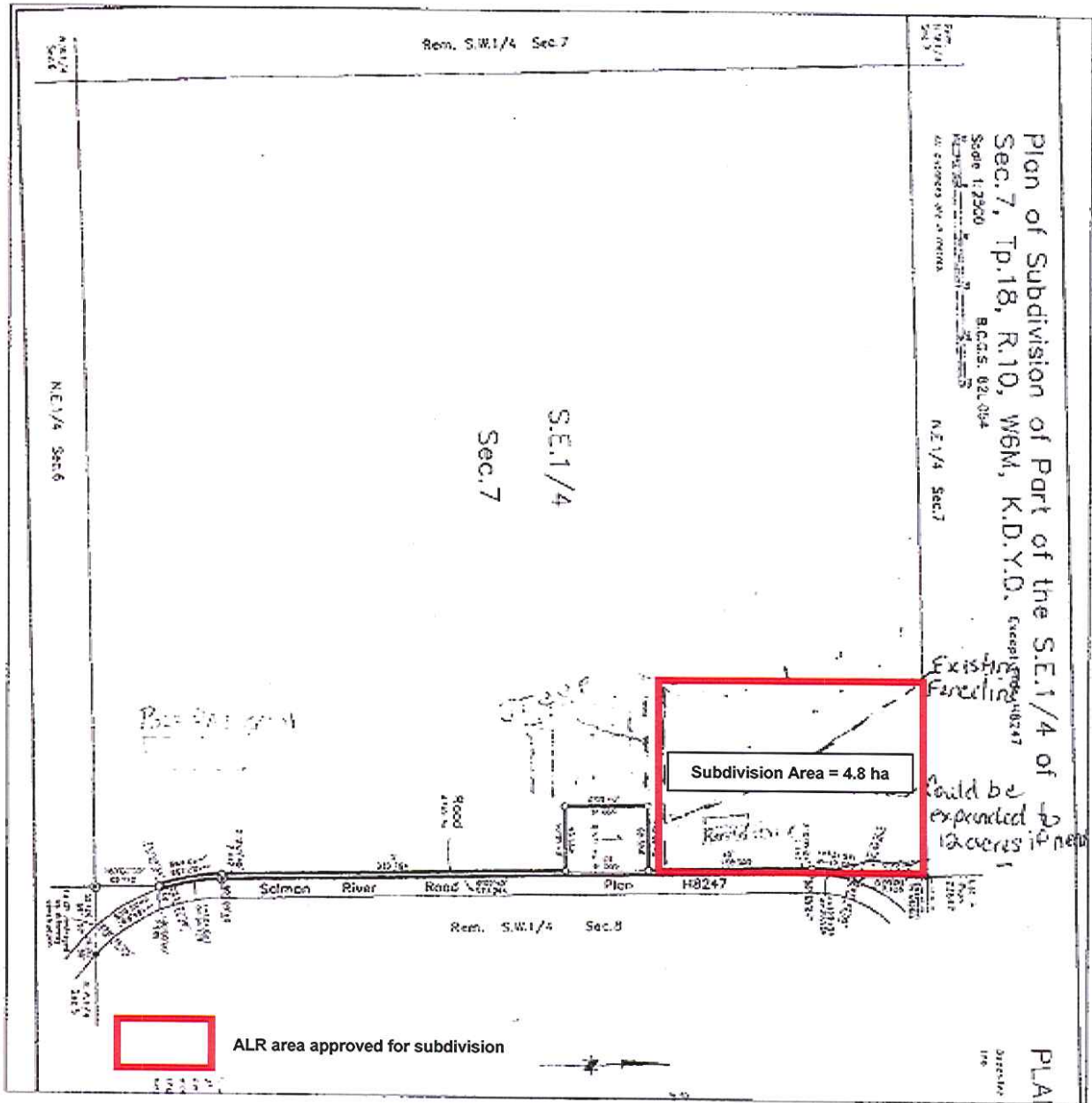
THAT the application for the subdivision of a 4.8 ha from the 64 ha parcel lot be approved, subject to the subdivision being completed within three (3) years from the date of this decision.

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 # 103/2011

Site Plan



LS/52142/Map
29/3/2011

ALC APPLICATION # 52142
RESOLUTION # 103/2011
SKETCH PLAN