



# Provincial Agricultural Land Commission - Staff Report

## Application: 52142

**Applicant:** Warren and Trudy Schweb  
**Local Government:** Columbia Shuswap Regional District

**Proposal:** SUBDIVISION - Proposal to subdivide a 64 ha parcel into a 2.4 ha parcel and a remainder of 61.6 ha

## BACKGROUND INFORMATION

The ALC previously refused an application to subdivide an 8 ha lot in the northeast corner of the 64 ha property, adjacent to the Salmon River Road. According to the applicants, the Schweb family has been ranching the area for four generations.

## PROPERTY INFORMATION

**PID:** 013-685-783  
**Legal Description:** South East 1/4 Section 7 Township 18 Range 10 West of the 6th Meridian Kamloops Division Yale District Except Plans H8247 and KAP72516  
**Property Area:** 64.8 ha  
**ALR Area:** 64.8 ha  
**Purchase Date:** December 31, 2002  
**Location:** West of Salmon Arm River  
**Owner:** Warren and Trudy Schweb

## LAND USE

**Current Land Use:**  
6 ha Pasture and hay fields, rental property

**Surrounding Land Uses:**  
North: 60 ha Residential rental property with approx 2.4 ha used for pasture  
East: 40 ha Schweb family farm (parents of applicants)  
South: 60 ha Feeding area, hay, barn storage for hay & equipment  
West: 30 ha Small holdings (Yankee Flats Road)

## PROPOSAL DETAILS

**Subdivision - ALR Area:** 64.8 ha

**Agricultural Capability:**  
The majority of the area under application is rated as: Secondary

**Source:** CLI

**Mapsheet:** 82/L11

## PREVIOUS APPLICATIONS

## PREVIOUS APPLICATIONS

**Application ID:** 44286

**Legacy #:** 37585

**Applicant:** Warren and Trudy Schweb

**Proposal:** To subdivide an 8 ha lot in the northeast corner of the 64 ha property, adjacent to the Salmon River Road.

**Decision:**

Resolution #	Decision Date	Decision Description
581/2007	November 9, 2007	Refused on the grounds that the Commission did not want to break-up the larger piece.

**Application ID:** 15970

**Legacy #:** 33388

**Applicant:** Dianne Smith

**Proposal:** to subdivide off .48 of 64.3 ha for the purposes of homesite severance. Has owned occupied the land since Sep 1972.

**Decision:**

Resolution #	Decision Date	Decision Description
471/2000	September 20, 2000	allow as requested

## LOCAL GOVERNMENT INFORMATION

**Zoning:**

**Zoning Bylaw Name:** Salmon Valley Rural Land Use Bylaw No. 2500

**Zoning Designation:** R - Rural

**Minimum Lot Size:** 60.0 ha

**Zoning Compliance:** No

**Comments and Recommendations:**

**Advisory Planning Committee**

Motion to recommend approval was defeated in a tie vote.

**Board/Council**

Concurred with Columbia Shuswap Regional District Planning staff report.

**Planning Staff**

Staff recommends approval based on the following:

- 1) The ALC previously allowed a homesite severance that allowed two fields on the property, preventing them from being farmed as a unit.
- 2) The majority of soils on the property are CLI Class 6 and are not suitable for agricultural purposes.
- 3) To comply with the Salmon Valley Land Use Bylaw No. 2500 and ALC regulations, 2 separate lots will be necessary to allow both children to establish permanent single family homes.
- 4) Staff believe that the proposed lot will continue to be utilized for farming in conjunction with the rest of the family farm.

## ALC STAFF COMMENTS

It is recommended that the Commission consider the following:

- 1) The CLI rating of the proposed land is 50% 5MT (with an improvable rating of 6:4TP 4:5TM), 40% 6T and not improveable, and 10% 6:3MF 4:4MT (with an improvable rating of 6:2X 4:3TM). The proposed lot lies on predominantly Class 6 soils with topography as a limiting factor.
- 2) The topography constraints on the west side of the proposed lot limit accessibility to fields on the lot, forcing livestock and equipment to use Salmon River Road for access.

## **ALC STAFF COMMENTS**

3) A previous refusal by the ALC on the grounds that subdividing the 2.4 ha field would be less likely to be farmed on its own, prompted the applicants to hire Forsite Engineering to assess the feasibility of a road connecting the two parcels of land. Forsite Engineering concluded that this would not be feasible (See attached).

4) The applicants do not presently live on the property as it is rented out, however they have a long history of farming in the area.

5) The applicant states that the subdivided lot would be for use by immediate family to help with farm operations. Columbia Shuswap Regional District planning staff believe that the subdivided lot will continue to be farmed in conjunction to the family farm to the east.

6) The Advisory Planning Committee had a tie vote that defeated the motion to recommend approval, but this may be based on the age of the applicant's children stating that the application may be premature.

7) The applicant is willing to adjust the proposed parcel size to suit the ALC.

## **ATTACHMENTS**

52142\_TerrainStabilityAssessment.pdf

52142\_ContextMap20k.pdf

52142\_AirphotoMap10k.pdf

52142\_ProposalSketch.pdf

## **END OF REPORT**

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