



# Provincial Agricultural Land Commission - Staff Report

## Application: 52208

**Applicant:** Robert & Sherryl Reed  
**Agent:** Neil & Tawna Reed Taylor  
**Local Government:** Columbia Shuswap Regional District

**Proposal:** SUBDIVISION - Proposal: The applicants propose to subdivide a 1.0 ha lot from the 3.8 ha subject property to provide a new hobby farm lot. The proposed new lot is entirely within the approximately 1.9 ha ALR portion of the property. Approximately 1.9 ha of the property lies outside of the ALR and due to its steep topography and rocky conditions would not be suitable for residential use.

## BACKGROUND INFORMATION

The property is located at 320 Salmon River road, in the Silver Creek area of Electoral Area 'D'. The property is divided into approximately equal parts by Salmon River Road. The western portion, where the applicants would like to subdivide, is in the ALR; and the eastern portion is not in the ALR.

The property has two designations and is currently split-zoned with R - Rural on the portion of the property east of Salmon River Road; and RR - Rural Residential, west of Salmon River Road. The R zone has a minimum parcel size of 60 ha for new subdivisions and the RR zone allows a minimum parcel size of 1.0 ha for new subdivisions. However, in split zone situations the largest parcel size dictates the minimum parcel size for subdivision purposes. Ultimately, should the ALC approve the subdivision the owner could then proceed with subdivision under Section 946 of the Local Government Act, or the entire property would need to be rezoned to allow the subdivision to occur.

## PROPERTY INFORMATION

**PID:** 001-950-142  
**Legal Description:** The North 1/2 of the North 1/2 of Legal Subdivision 16 Section 18 Township 19 Range 10 West of the 6th Meridian Kamloops Division Yale District Except Plans H839 and KAP45976  
**Property Area:** 3.8 ha  
**ALR Area:** 1.9 ha  
**Purchase Date:** May 13, 2004  
**Location:** 320 Salmon River Road  
**Owner:** Robert & Sherryl Reed

## LAND USE

### Current Land Use:

The ALR portion of the property, west of Salmon River Road has a residence, a hay shed, a wood shed and is used for cow pasture. The portion of the property east is rocky steep land land not used for agricultural purposes and is vacant land.

### Surrounding Land Uses:

North: Residence, hayfield and steep hillside  
East: Steep hillside  
South: Residence and hayfields  
West: Residence and hayfield

## PROPOSAL DETAILS

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Subdivision - ALR Area: 1.9 ha

Number of Lots	ALR Area of Lot (ha)
1	1.0
1	0.9

### Agricultural Capability:

The majority of the area under application is rated as: Mixed Prime and Secondary

Source: CLI

Mapsheet: 82L/11

## RELEVANT APPLICATIONS

**Application ID:** 34296

**Legacy #:** 01172

**Applicant:** MACMILLAN BLOEDEL LTD.

**Note:** Legacy File #01173, located to the west of the subject property. to subdivide the 8 ha property into two equal sized lots. Refused due to good agricultural capability and the land's location within a farming area.

**Application ID:** 33452

**Legacy #:** 04899

**Applicant:** Lightfoot & Pierce

**Proposal:** To subdivide the property into one 3.0 ha lot and one 4.6 ha lot to legally separate joint ownership of the land.

### Decision:

Resolution #	Decision Date	Decision Description
7019/1977	August 23, 1977	Refused due to the agricultural potential of the land and its location within a farming community.

**Note:** Legacy File #04899-0, located to the west of the subject property. The application was reconsidered to subdivide off a 0.4 ha homesite lot from the 8 ha property. The request was allowed on the grounds that the balance of the would be held under one title by the applicants.

**Application ID:** 2895

**Legacy #:** 29563

**Applicant:** Joyce & Ron Gilchuk

**Proposal:** To subdivide the 3.6 ha property into two lots as divided by Salmon River Road.

### Decision:

Resolution #	Decision Date	Decision Description
368/1995	April 19, 1995	Not in ATS

**Note:** Legacy File #29563, located to the south of the subject property.

## LOCAL GOVERNMENT INFORMATION

### Official Community Plan:

**Bylaw Name:** NA

**Designation:** NA

### Zoning:

**Zoning Bylaw Name:** Bylaw No. 2500

**Zoning Designation:** Rural Residential (RR)

**Minimum Lot Size:** 1.0 ha

**Zoning Compliance:** No

### Comments and Recommendations:

## LOCAL GOVERNMENT INFORMATION

### Comments and Recommendations:

#### **Advisory Planning Committee**

To recommend that this application be rejected pending investigation on water resources and increased fragmentation of land and the current lack of an OCP and that the Board of Directors carefully consider setting a precedent should spot zoning be considered prior to any change in the recommendation.

#### **Board/Council**

That the application be forwarded to the ALC recommending approval of the proposed subdivision.

#### **Planning Staff**

Development Services supports this application, because it complies with CSRD policies and land use planning. However, staff expressed concerns about the application for the following reasons:

- Parcelization of lots in the ALR,
- Property once subdivided will be less likely to be used for agriculture due to its small size,
- Electoral Area 'D' APC does not support the subdivision.

## ALC STAFF COMMENTS

Staff suggests the Commission consider the following points:

- The ALR portion of the property is estimated to be 1.9 ha by ALC staff. The proposed subdivision would divide the arable portion of the property into roughly two equal parcels.
- The ALR portion of the property is currently used as cow pasture and has an improved agricultural rating of 60% Class 3 and 40% Class 4 with topography and moisture deficiency limitations.

## ATTACHMENTS

52208\_ContextMap10k.pdf  
52208\_AirphotoMap5k.pdf  
52208\_AgCapabilityMap.pdf  
52208Board Report.pdf  
52208APC.pdf

## END OF REPORT

**Prepared by:** Ron Wallace, April 2011