



# Provincial Agricultural Land Commission - Staff Report

## Application: 52425

**Applicants:** Ian & Rychelle Turner, Corryn Grayston  
**Agent:** R G (Bob) Holtby  
**Local Government:** City of Salmon Arm

**Proposal:** To subdivide the property into two parcels of approximately 9.8 ha and 14.4 ha. The property is owned by two parties that have undivided two thirds and one thirds interest as joint tenants. The proposed subdivision would provide each party with a seperate parcel. One owner would continue to develop a vineyard on proposed Lot 2 and the other owner would develop a forage and horse operation on proposed Lot 1.

### BACKGROUND INFORMATION

There have been two previous applications involving this property as outlined under previous applications. The most recent application made in 1993 was to subdivide the property into one 10.8 ha lot and a 13.3 ha remainder. This application was refused.

A report was prepared for this application by Bob Holtby, M.Sc., P.Ag., dated May 31, 2011. The report indicates that the two owners of the property are using land for two main purposes: one owner as a vineyard and the other as forage fields for horses. He states that the proposed subdivision would seperate these two uses and benefit agriculture. The report is attached.

### PROPERTY INFORMATION

**PID:** 001-532-472  
**Legal Description:** Lot 3 Section 8 Township 20 Range 10 West of the 6th Meridian Kamloops Division Yale District Plan 23577 Except Plans 33554 and 35392  
**Property Area:** 24.2 ha  
**ALR Area:** 21.6 ha  
**Purchase Date:** May 6, 2005  
**Location:** 6401 - 30th Avenue SW  
**Owners:** Corryn Grayston, Ian & Rychelle Turner

**Total ALR Area:**

### LAND USE

#### Current Land Use:

The central east portion of the property is used as vineyard. The southwestern portion of the property is used for forage production. The northern portion of the property has steep rocky topography and is not used for agriculture. A portion of this steep rocky area (~2.6 ha) is not in the ALR. There is a house, outbuildings and barn on the sothern portion of the property.

#### Surrounding Land Uses:

North: Rural residential parcels of approximately 2 ha and larger  
East: Agricultural land  
South: Agricultural land  
West: Rural residential use

## PROPOSAL DETAILS

Subdivision - ALR Area: 21.6 ha

Number of Lots	ALR Area of Lot (ha)
1	7.2
1	14.4

### Agricultural Capability:

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

Source: CLI

Mapsheet: 82L/11

## PREVIOUS APPLICATIONS

Application ID: 37018 Legacy #: 25492

Applicant: William DOUHANIUK

Application ID: 33383 Legacy #: 13186

Applicant: Maurice Hurly

## LOCAL GOVERNMENT INFORMATION

### Official Community Plan:

Bylaw Name: City of Salmon Arm OCP, Bylaw No 3000

Designation: Salmon Valley Agricultural

OCP Compliance: No

### Zoning:

Zoning Bylaw Name: Zoning Bylaw No 2303

Zoning Designation: Agriculture

Minimum Lot Size: 8.0 ha

Zoning Compliance: Yes

### Comments and Recommendations:

#### Board/Council

That ALC application for subdivision be authorized for submission to the ALC.

#### Planning Staff

Development Services does not support the application based on the following:

- The Salmon Valley contains some of the best agricultural land in the City and the OCP recognizes the importance of protecting these lands for long term agricultural use.
- Except for the hillside area along the northerly portion of the property, the Land Capability Classification indicates that the soils are well suited to agricultural use.
- The property and surrounding lands are actively being farmed.
- The application does not involve a longstanding ownership/farm family situation, as the applicants purchased the property five years ago.
- Approval of the proposed subdivision will likely increase expectations for approvals of other subdivisions in the Salmon Valley agricultural area.
- Due to geotechnical concerns related to the hillside area of the property, Land Title Act, section 219 covenant was registered against the property in 1982 that requires all buildings to be located within the lower, farmable area of the property. The proposed subdivision and construction of another residence will reduce the area available for agriculture.

## ALC STAFF COMMENTS

Staff has the following comments:

- The subject property is designated Salmon Valley Agricultural in the OCP and is zoned A-1 (Agriculture). Most of the property, except a portion in the northwest corner, is within the ALR. The OCP does not support the proposed subdivision.
- The Commission reviewed a similar application in 1993 to subdivide the property into one 10.8 ha lot and a 13.3 ha remainder. The application was refused on the grounds that the property possesses good agricultural capability ratings and that its current configuration is an appropriate size for agricultural production.
- The property is located in an agricultural area and allowing the proposal could introduce a speculative nature into this area which would be detrimental to long term agriculture.

## **ATTACHMENTS**

52425\_ContextMap20k.pdf  
52425\_AirphotoMap10k.pdf  
52425\_AgCapabilityMap.pdf  
52425report.pdf

## **END OF REPORT**

**Prepared by:** Ron Wallace, Land Use Planner