



# Provincial Agricultural Land Commission - Staff Report

## Application: 52507

**Applicant:** Herb & Debra Koecher  
**Local Government:** City of Salmon Arm

**Proposal:** To subdivide the ~2.2 ha property into two parcels of ~1.1 ha each. The applicants indicate that the existing home is now too big for two people (as their children have moved out). They would like to sell the existing home and build a new home on the other proposed lot that would better suite their needs.

### BACKGROUND INFORMATION

The subject property was created in 1986 through the subdivision of ~4.4 ha lot including the adjacent property to the north. The subject property was purchased by the applicant in 1994.

### PROPERTY INFORMATION

**PID:** 008-251-380  
**Legal Description:** Lot 2 Section 9 Township 20 Range 9 West of the 6th Meridian Kamloops Division Yale District Plan 38539  
**Property Area:** 2.2 ha  
**ALR Area:** 2.2 ha  
**Purchase Date:** March 24, 1994  
**Location:** 1180 - 70 Street SE  
**Owner:** Herb & Debra Koecher

**Total ALR Area:**

### LAND USE

**Current Land Use:**  
 Residential use, no agriculture on the property.

**Surrounding Land Uses:**

North: Residential  
 East: Gravel Pit  
 South: Residential, Heavy equipment owner  
 West: Hobby farm

### PROPOSAL DETAILS

**Subdivision - ALR Area:** 2.2 ha

Number of Lots	ALR Area of Lot (ha)
2	1.1

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

**Source:** CLI

**Mapsheet:** 82L/11

## PREVIOUS APPLICATIONS

**Application ID:** 44764

**Legacy #:** 37934

**Applicant:** Margaret Walkosky

**Proposal:** To subdivide a 0.4 ha lot from the 2.2 ha subject property under the Homesite Severance Policy. The existing house and outbuildings would remain with the remainder and a new house be built on the 0.4 ha lot.

**Decision:**

Resolution #	Decision Date	Decision Description
74/2008	March 6, 2008	Refused as proposed. The Commission would allow the subdivision of a 0.2 ha lot subject to the standard homesite severance conditions.

**Application ID:** 37189

**Legacy #:** 20305

**Applicant:** George & Margaret Walkosky

**Proposal:** To subdivide the 4.5 ha lot into two lots (2 ha and 2.5 ha).

**Decision:**

Resolution #	Decision Date	Decision Description
878/1986	August 14, 1986	Allowed. - the agricultural capability ratings for the property are 4, 5, 6, and 7 with limiting factors of stoniness, topography, depth to bedrock and moisture deficiency. The applicant indicates that the land is unsuitable for farming because of gravel content. The Commission allowed similar subdivision requests in the area in the past.

## LOCAL GOVERNMENT INFORMATION

### Official Community Plan:

**Bylaw Name:** City of Salmon Arm OCP Bylaw No. 3000

**Designation:** Acreage Reserve

**OCP Compliance:** Yes

### Zoning:

**Zoning Bylaw Name:** City of Salmon Arm Bylaw No. 2303

**Zoning Designation:** A-3 (Small Holdings)

**Minimum Lot Size:** 2.0 ha

**Zoning Compliance:** No

### Comments and Recommendations:

#### **Board/Council**

Local Council authorized the submission of the application to the ALC for consideration.

#### **Planning Staff**

See attached report.

## ALC STAFF COMMENTS

Staff has the following comments:

- The proposed subdivision is not supported by the OCP or the Zoning Bylaw. The owner of the property is requesting approval pursuant to section 946 of the Local Government Act.
- The current size of the property is 2.2 ha; and there is no agricultural merit in subdividing the property further.
- The owners can achieve their objective of downsizing into a smaller house without the need to subdivide the subject property.

## ATTACHMENTS

52507\_AgCapabilityMap.pdf

52507\_ContextMap20k.pdf

52507\_AirphotoMap10k.pdf

52507sketchmap.pdf

52507localgov.pdf

# **END OF REPORT**

**Prepared by:** Ron Wallace, April 20, 2012