



# Provincial Agricultural Land Commission - Staff Report

## Application: 52519

**Applicant:** Linda Davidson  
**Local Government:** City of Salmon Arm

**Proposal:** The proposal is to subdivide 2.5 acres (~1 ha) off the west side of the subject 10 acre (4 ha) property. The proposed subdivision is to provide a separate lot for the applicant's son who is actively farming the whole property. The applicant's explanation of the proposed subdivision is attached.

### BACKGROUND INFORMATION

The applicant has owned and lived on the subject property since January 25, 1971 and therefore eligible for consideration under the ALC' homesite severance policy. There have been no previous applications involving the subject property.

### PROPERTY INFORMATION

**PID:** 007-666-110  
**Legal Description:** Lot A Section 17 Township 20 Range 9 West of the 6th Meridian Kamloops Division Yale District Plan 20963  
**Property Area:** 4.0 ha  
**ALR Area:** 4.0 ha  
**Purchase Date:** October 20, 2004  
**Location:** 5830 - 10th Avenue  
**Owner:** Linda Davidson

**Total ALR Area:**

### LAND USE

**Current Land Use:**

There is an existing house on the north east corner of the property. There is a ~ 2 acre area cleared and used to produce corn, garlic and hay. The west side of the property is currently bush land and trees.

**Surrounding Land Uses:**

North: Rural residential/agricultural property  
 East: Rural residential/agricultural property  
 South: Rural residential/agricultural property  
 West: Rural residential/agricultural property

### PROPOSAL DETAILS

**Subdivision - ALR Area:** 4.0 ha

Number of Lots	ALR Area of Lot (ha)
1	0.8
1	3.2

**Agricultural Capability:**

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

**Source:** CLI

**Mapsheet:** 82L/11

## 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 zoning Bylaw No. 2303  
**Zoning Designation:** A-2 (Rural Holding)  
**Minimum Lot Size:** 4.0 ha  
**Zoning Compliance:** No

### Comments and Recommendations:

#### **Board/Council**

The application was authorized for submission to the Agricultural Land Commission.

#### **Planning Staff**

See attached comments from the local planning staff.

## ALC STAFF COMMENTS

Staff has the following comments:

- The proposed subdivision is not consistent with OCP or the Zoning Bylaw.
- The property has good agricultural capability and is of a size suitable for small scale agriculture.
- The property is located in an active agricultural area.
- The applicant has lived and owned the subject property since 1971 and is therefore eligible for consideration under the ALC's homesite severance policy. However, the proposed subdivision is for the applicant's son and is therefore not consistent with the HSP.

## ATTACHMENTS

52519\_ContextMap20k.pdf  
52519\_AgCapabilityMap.pdf  
52519\_AirphotoMap10k.pdf  
52519proposal.pdf  
52519sketchmap.pdf  
52519govreport.pdf

## END OF REPORT

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