



Provincial Agricultural Land Commission - Staff Report

Application: 52725

Applicant: Bernard & Connie Schikowski
Agent: R.G. (Bob) Holtby
Local Government: Columbia Shuswap EA

Proposal: To subdivide off the westerly portion, as divided by Salmon River Road, of the 10.88 ha subject property creating two lots - one 2.47 ha lot and a remainder 8.41 ha lot.

BACKGROUND INFORMATION

There was a previous application involving the subject property and the adjacent property to the south. The proposal was to subdivide off the westerly portions, as divided by Salmon River Road, of the two properties creating two new lots - one 1.2 ha lot and one 2 ha lot. In its review of this application the Commission was not willing to approve the creation of two new lots in an agricultural area. However, the Commission viewed Salmon River Road as a slight impediment to farming and would allow the subdivision of the two subject parcels by the road subject to their consolidation into one lot. The applicant was not interested in consolidation of any parcels and so the approval was never completed.

A report entitled: "A Report on an Application to Subdivide with the ALR" was prepared by R.G. (Bob) Holtby, M.Sc., P.Ag. was prepared for the applicant (copy attached).

PROPERTY INFORMATION

PID: 014-105-977
Legal Description: The North West 1/4, Section 5, Township 19, Range 10, W6M, Kamloops Division of Yale District, EXCEPT 1) Plans 4166 and H839 2) The South 1/2 of the NorthWest 1/4 thereof
Property Area: 10.5 ha
ALR Area: 10.5 ha
Purchase Date: October 31, 2008
Location: 1056 Salmon Road - Salmon Valley Rd. - Electoral Area D, in the Silver Creek area
Owner: Bernard & Connie Schikowski

Total ALR Area:

LAND USE

Current Land Use:

It appears there are currently two houses situated on the subject property - 1027 Salmon River Road and 1056 Salmon River Road. The home on 1056 Salmon River Road, where the proposed new lot would be situated is a mobile home. The other address is a single family dwelling situated east of Salmon River Road.

Surrounding Land Uses:

North: Agricultural, former Dairy Farm, Rural Residential Property, Abattoir
East: Agricultural/Forage Crops, Salmon River, Forested Area
South: Agricultural, former Dairy Farm, Forage Crops
West: Residential - Steep Hillside/forested

PROPOSAL DETAILS

Subdivision - ALR Area: 10.9 ha

Number of Lots	ALR Area of Lot (ha)
1	2.5
1	8.4

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: 42564

Legacy #: 36385

Applicant: Hamid Saatchi

Proposal: To subdivide two lots (one of 1.2 , and one of 2 ha) from two adjoining 10 ha properties as divided by Salmon Valley Rd.

Decision:

Resolution #	Decision Date	Decision Description
202/2006	April 20, 2006	Refuse as proposed, allow subdivision of one lot. The Commission viewed Salmon River Road as a slight impediment to farming and would allow the subdivision of the two subject parcels by the road subject to their consolidation into one lot. This would create only one new lot.

RELEVANT APPLICATIONS

Application ID: 43614

Legacy #: 37081

Applicant: Alexander and Hermine Imre

Proposal: To subdivide the 4.4 subject property into two 2.2 ha parcels.

Decision:

Resolution #	Decision Date	Decision Description
15/2007	February 13, 2007	The Commission allowed the subdivision as proposed because the land had very limited capability for agriculture.

Application ID: 32020

Legacy #: 18459

Applicant: Ahmad Saatchi

Note: The proposal was to construct a slaughterhouse and meat processing facility. The Commission allowed this use as it would benefit local producers. the building already exists and there would be no impact.

Application ID: 15911

Legacy #: 33350

Applicant: Riverside Meats

Proposal: the applicant is requesting permission to re-open an existing slaughter house and meat processing facility

Decision:

Resolution #	Decision Date	Decision Description
311/2000	June 20, 2000	allow as the proposed use will act as a benefit to local area producers, the structure already exists and there will be no impact, and in view of the status of the larger processing facility approved by the Commission

LOCAL GOVERNMENT INFORMATION

Official Community Plan:

Bylaw Name: Salmon Valley Land Use Bylaw No. 2500
Designation: Rural Holdings
OCP Compliance: Yes

Zoning:

Zoning Bylaw Name: Salmon Valley Land Use Bylaw No. 2500
Zoning Designation: Rural Holdings
Minimum Lot Size: 8.0 ha
Zoning Compliance: Yes

Comments and Recommendations:

Advisory Planning Committee

The APC recommend that this application be approved as proposed.

Board/Council

That the application be forwarded to the ALC recommending approval.

Planning Staff

Development Services supports this application, however, staff have concerns about the application for the following reasons:

- parcelization of lots in the ALR; and
- potential precedent regarding subdivision of lands lying west of Salmon River Road.

ALC STAFF COMMENTS

Staff has the following comments:

- The owner of the property hired a professional agrologist to act as their agent and review the proposed subdivision. An agrologist report was prepared in support of this application as in the agent's opinion the proposed lot west of the road is not arable due to steep slope and lack of water.
- The ALC previously reviewed a proposal to subdivide the subject property in combination with a lot to the south to create 2 new lots west of Salmon River Road and approved that application subject to the parcels east of Salmon River Road being consolidated into a larger more useful farm parcel. As noted this approval was never completed.
- In 2007 the ALC approved a subdivision application to create two 2.2 ha lots on the adjacent property to the north of the subject property.

ATTACHMENTS

52725_ContextMap20k.pdf
52725_AgCapabilityMap_HR.pdf
52725_AirphotoMap20k_HR.pdf
52725-AgrologistRpt.pdf

END OF REPORT

Prepared by: Ron Wallace, July 24, 2012