



Provincial Agricultural Land Commission - Staff Report

Application: 52811

Applicant: Douglas & Joanna Leatherdale
Local Government: City of Salmon Arm

Proposal: To subdivide the subject 8.0 ha property into a separate parcel of approximately 2.9 ha containing the existing residence and a Remainder parcel of approximately 5.1 ha. If the application is approved, the owners would then apply to rezone the proposed 2.9 ha parcel to A-3 (Small Holding - 2 ha minimum parcel size) in order to complete the subdivision. A letter from the owners outlining their proposal is attached.

BACKGROUND INFORMATION

There have been no previous applications involving the subject property. However, there have been other subdivision applications made in the immediate area including the most recent application made on a nearby property located at 5420 - 40th Avenue, Salmon Arm to the southeast of the subject property. This previous application was made in 2008 to subdivide the 7.9 ha property into three parcels of approximately 2.6 ha each. See under Relevant Applications for more details.

PROPERTY INFORMATION

PID: 014-085-526
Legal Description: That Part of the South West 1/4 of Section 33 Outlined Red on Plan Attached to D.D. 631D; Township 20 Range 10 West of the 6th Meridian Kamloops Division Yale District Except Plan M18606
Property Area: 8.0 ha
ALR Area: 8.0 ha
Purchase Date: December 14, 1984
Location: 5931 - 40th Street NW
Owner: Douglas & Joanna Leatherdale

Total ALR Area:

LAND USE

Current Land Use:

There is a house and attached double garage, 40' x 30' toy barn and shop, livestock barn for hay and manger corral, storage shed with small greenhouse, chicken house and riding ring on the subject property.

Surrounding Land Uses:

North: Rural residential/agricultural parcels of approximately 2 ha and larger, zoned A-2 and A-3
East: 40th Street NW, then rural residential/agricultural parcels of approximately 4 ha, zoned A-2
South: Unopened road (Crinkle Box Lane); then Rural residential/agricultural parcel of approximately 8 ha, zoned A-2
West: Rural residential/agricultural parcel of approximately 4 ha, zoned A-2

PROPOSAL DETAILS

Subdivision - ALR Area: 8.0 ha

| Number of Lots | ALR Area of Lot (ha) |
|----------------|----------------------|
| 1 | 2.9 |
| 1 | 5.1 |

Agricultural Capability:

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

Source: CLI

Mapsheet: 82L/11

RELEVANT APPLICATIONS

Application ID: 44761

Legacy #: 37932

Applicant: Helmut and Edith Dachtler

Proposal: To subdivide the 7.9 ha subject property into three (3) parcels of approximately 2.6 ha each.

Decision:

| Resolution # | Decision Date | Decision Description |
|--------------|---------------|--|
| 75/2008 | March 6, 2008 | Refused on the grounds that the subject property is more conducive to agriculture if retained in its current size. |

Application ID: 36980

Legacy #: 24213

Applicant: Stuart & Shirley BOYD

Note: This application involves a property located on the adjacent property to the north of the subject property. The proposal was to subdivide property into two parcels of ~2.0 ha and ~2.4 ha. This application was allowed in lieu of a future homesite severance subject to compliance with all other legislation.

Application ID: 12385

Legacy #: 32384

Applicant: Glen & Heather Middlestead

Proposal: To undertake a boundary adjustment between a 1.1 ha lot and a 3.7 ha lot to create a 2 ha lot and a 2.8 ha lot.

Decision:

| Resolution # | Decision Date | Decision Description |
|--------------|------------------|--|
| 122/1999 | January 27, 1999 | Refuse as the proposal because the new configuration would divide the arable area. |

LOCAL GOVERNMENT INFORMATION

Official Community Plan:

Bylaw Name: City of Salmon Arm OCP Bylaw 3000
Designation: Acreage Reserve
OCP Compliance: Yes

Zoning:

Zoning Bylaw Name: City of Salmon Arm Zoning Bylaw No. 2303
Zoning Designation: Rural Holding (A-2)
Minimum Lot Size: 4.0 ha
Zoning Compliance: No

Comments and Recommendations:

Agricultural Advisory Committee

The application was reviewed by the AAC and adopted the following resolution: That the AAC supports the application as it complies with the OCP.

Board/Council

Moved that the application be authorized for submission to the ALC.

Planning Staff

City of Salmon Arm Development Services recommend that the application be authorized for submission. The proposal complies with the OCP and will likely have little, if any, impact on agricultural operations in the area.

ALC STAFF COMMENTS

Staff has the following comments:

- In 2008 the Commission reviewed a similar application for subdivision involving a 7.9 ha property located to the southeast of the subject. The proposal was to subdivide the property into three parcels of approximately 2.6 ha each which was refused by the Commission on the grounds that the property is more conducive to agriculture if retained in its current size.
- A site inspection of the subject property is planned to better determine the merits of the proposed subdivision.

ATTACHMENTS

52811_ContextMap50k.pdf
52811_AgCapabilityMap_HR.pdf
52811_AirphotoMap10k_HR.pdf
52811Proposal.pdf
52811SARreport.pdf

END OF REPORT

Prepared by: Ron Wallace, August 7, 2012