



Provincial Agricultural Land Commission - Staff Report

Application: 52838

Applicant:

Agent: Browne Johnson Land Surveyors
Local Government: City of Salmon Arm

Proposal:

To exclude 10 ha from the ALR (comprising three adjoining parcels each containing about ~3 ha of ALR) for urban residential development. The applicant(s) intend to reserve a 10 meter wide linear park corridor as a buffer on the north boundary of the three parcels, and a 5 meter wide no disturbance/no tree removal covenant area north of the linear park, and a 30 meter residential building setback from the ALR boundary.

BACKGROUND INFORMATION

The ALC did not object to the City of Salmon Arm OCP which amended the City Growth Boundary and included the three subject properties within the Growth Boundary. The Commission's "endorsement" of the Growth Boundary was subject to OCP text amendments which required residential setbacks of 30 meters and a 10 meter wide linear park on the "new" ALR/urban boundary. The requested text amendments were inserted within the OCP.

PROPERTY INFORMATION

PID:	006-953-832
Legal Description:	Lot A, Section 12, Township 20, Range 10, W6M, Kamloops Division of Yale District, Plans 22344, EXCEPT Plan KAP53247 and KAP89781
Property Area:	3.6 ha
ALR Area:	3.4 ha
Purchase Date:	September 16, 2010
Location:	2310 10th Avenue SE and 1400 20th Street SE
Owners:	Eleanor Belway, James Grieve, Kenneth Appeldoorn
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PID:	006-077-137
Legal Description:	Lot B, Section 12, Township 20, Range 10, W6M, Kamloops Division of Yale District, Plan 24221
Property Area:	3.0 ha
ALR Area:	3.0 ha
Purchase Date:	November 18, 2008
Location:	2310 10th Avenue SE and 1400 20th Street SE
Owner:	Robert & Norma McKibbon
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PID:	004-270-975
Legal Description:	The East 1/2 of the NW 1/4 of the NE 1/4 of Section 12 Township 20 Range 10 West of the 6th Meridian Kamloops Division Yale District, Except Plan 22344
Property Area:	4.0 ha
ALR Area:	3.4 ha
Purchase Date:	August 31, 2007
Location:	
Owner:	0695662 BC Ltd
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Total Land Area:	10.6 ha
Total ALR Area:	9.8 ha

LAND USE

Current Land Use:

Rural residential, mostly forested

Surrounding Land Uses:

North: School and non ALR residential
East: Non ALR trailer park
South: 8 ha property in pasture uses
West: Non ALR urban residential

PROPOSAL DETAILS

Exclusion Area: 10.0 ha

Agricultural Capability:

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

Source: On-Site

PREVIOUS APPLICATIONS

Application ID: 45064

Legacy #: 36785-1

Applicant: Rain Dixie Nechvatel

Proposal: (This Application ID refers to recon info. The original is Application ID 43262) To exclude 0.3 ha to align the boundary of the ALR with the OCP designation for low density residential development.

Decision:

Resolution #	Decision Date	Decision Description
288/2008	May 9, 2008	The Commission allowed the exclusion of 0.3 ha to align the ALR boundary on the subject property with the ALR boundary lying to the east.

Application ID: 43262

Legacy #: 36785

Applicant: Rain Dixie Nechvatel

Proposal: (Recon info can be found in Application ID 45064). To exclude a 3 ha and a 3.7 ha property from the ALR for residential development.

Decision:

Resolution #	Decision Date	Decision Description
495/2006	September 29, 2006	The Commission refused the proposed exclusion on the grounds the land had capability for agricultural development.

LOCAL GOVERNMENT INFORMATION

Official Community Plan:

Bylaw Name: Bylaw 3000
Designation: Acreage Reserve
OCP Compliance: No

Zoning:

Zoning Bylaw Name: Bylaw 2303
Zoning Designation: A-2 (Rural Holding) and A-3 (Small Holding)
Minimum Lot Size: 4.0 ha
Zoning Compliance: No

Comments and Recommendations:**Board/Council**

The City of Salmon Arm authorized that the application be submitted to the ALC.

ALC STAFF COMMENTS

Staff suggests that the Commission consider the following:

1) Portions of each parcel have capability for improvement to CLI class (3MT), with moisture deficiency and topographic limitations. However, no recent agricultural improvements exist on any of the three parcels.

2) The Commission did not object to the inclusion of these three parcels into the City's urban growth boundary in the City's 2011 Official Community Plan review. The Commission believed that the lands had limited capability for agriculture given their location, soils and topography.

3) The Commission identified portions of the subject properties for potential exclusion in the planning reviews in the early 1990's.

END OF REPORT

Prepared by: Ron Wallace, December 4, 2012