



**Agricultural Land Commission**  
133-4940 Canada Way  
Burnaby, British Columbia V5G 4K6  
Tel: 604 660-7000  
Fax: 604 660-7033  
www.alc.gov.bc.ca

November 14, 2013

ALC File: #53267

Jon Turlock  
Planning and Development Officer  
City of Salmon Arm  
PO Box 40  
Salmon Arm, BC  
V1E 4 N2

Dear Sir:

**Re: Application to Subdivide Land in the Agricultural Land Reserve (ALR)**

Please find attached the Minutes of Resolution # 318/2013 and a sketch plan as it relates to the above noted application. As agent, it is your responsibility to notify your client(s) accordingly.

Please send two (2) paper prints of the final survey plans to this office. When the Commission confirms that all conditions have been met, it will authorize the Registrar of Land Titles to accept registration of the plan.

Further correspondence with respect to this application is to be directed to Ron Wallace.

Yours truly,

PROVINCIAL AGRICULTURAL LAND COMMISSION

Per:

A handwritten signature in black ink, appearing to read 'Brian Underhill', written over a horizontal line.

Brian Underhill, Executive Director

Enclosure(s): Minutes of Resolution #318/2013  
Sketch Plan

53267d1



## MINUTES OF THE PROVINCIAL AGRICULTURAL LAND COMMISSION

A meeting was held by the Provincial Agricultural Land Commission on October 2, 2013 at the offices of the Commission located at #133 – 4940 Canada Way, Burnaby, B.C. as it relates to Application #53267.

### COMMISSION MEMBERS PRESENT:

Richard Bullock	Chair
Jennifer Dyson	Vice-Chair
Bert Miles	Commissioner
Jim Johnson	Commissioner
Sylvia Pranger	Commissioner

### COMMISSION STAFF PRESENT:

Ron Wallace	Land Use Planner
Brian Underhill	Executive Director

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**PROPOSAL** (Submitted pursuant to section 21(2) of the *Agricultural Land Commission Act*)

To adjust the boundaries between two lots (7.9 ha and 6.3 ha) to create 10.2 ha lot and a 4 ha lot. The purpose of the boundary adjustment is to add a popular trail area to Little Mountain Park.

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### PROPERTY INFORMATION:

#### Property #1

**Owner:** Gary and Margo Hartling

**Legal:** PID: 004-465-156 Lot A, Section 18, Twp. 20, R. 9, W6M, KDYD, Plan 1586, Except Plans 37241, H10964 and KAP72852

**Size:** 6.3 ha

#### Property #2

**Owner:** District of Salmon Arm

**Legal:** PID: 006-370-926 Lot 8, Section 18, Twp. 20, R. 9, W6M, KDYD, Plan 671

**Size:** 7.9 ha

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### LEGISLATIVE CONTEXT FOR COMMISSION CONSIDERATION

Section 6 (Purposes of the commission) of the *Agricultural Land Commission Act* states:

6 The following are the purposes of the commission:

- (a) to preserve agricultural land;
  - (b) to encourage farming on agricultural land in collaboration with other communities of interest; and
  - (c) to encourage local governments, first nations, the government and its agents to enable and accommodate farm use of agricultural land and uses compatible with agriculture in their plans, bylaws and policies.
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#### **COMMISSION CONSIDERATION**

After considering the information the Commission concluded as follows:

1. The Commission considered the agricultural capability of the subject property.

**Conclusion:** The Canada Land Inventory Ratings for the ~2 ha area proposed to be transferred to the park parcel are 7:5MT 3:4TM, with no potential for improvement. These ratings indicate that seasonal moisture deficiency and rough topography prevalent on these parcels significantly limit their agricultural potential. The Commission concluded that the subject lands had very limited agricultural potential.

2. The Commission considered the agricultural impacts of the boundary adjustment.

**Conclusion:** The Commission did not believe that there were any substantive impacts on agriculture arising from the boundary adjustment. No cleared, cultivated land is affected by the proposal, nor are any adjoining lands used for agriculture.

However, it noted that the ~2 ha area to be transferred to the park would require bylaw amendments – from “Acreage Reserve” to “Park” in the OCP and “A-2” (Rural Holding) to P-1 (Park and Recreation) in the zoning bylaw. There was no objection to the proposed bylaw amendments.

#### **IT WAS**

**MOVED BY:** Commissioner B. Miles  
**SECONDED BY:** Commissioner S. Pranger

THAT the proposal for a boundary adjustment to create a 10.2 ha park parcel and a 4 ha parcel be approved.

AND THAT the final approval is subject to:

1. The applicant submitting the following documentation for Commission review and approval prior to final approval:
  - a. The Preliminary Layout Approval (PLA) specifying the requirements for subdivision identified by the local government’s Approving Officer.
  - b. The requirements for subdivision specified by the local government that are not identified in the PLA; and

- c. The requirements for subdivision specified by any other person or body having jurisdiction over the land under an enactment.

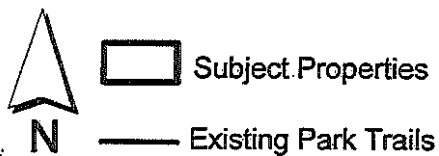
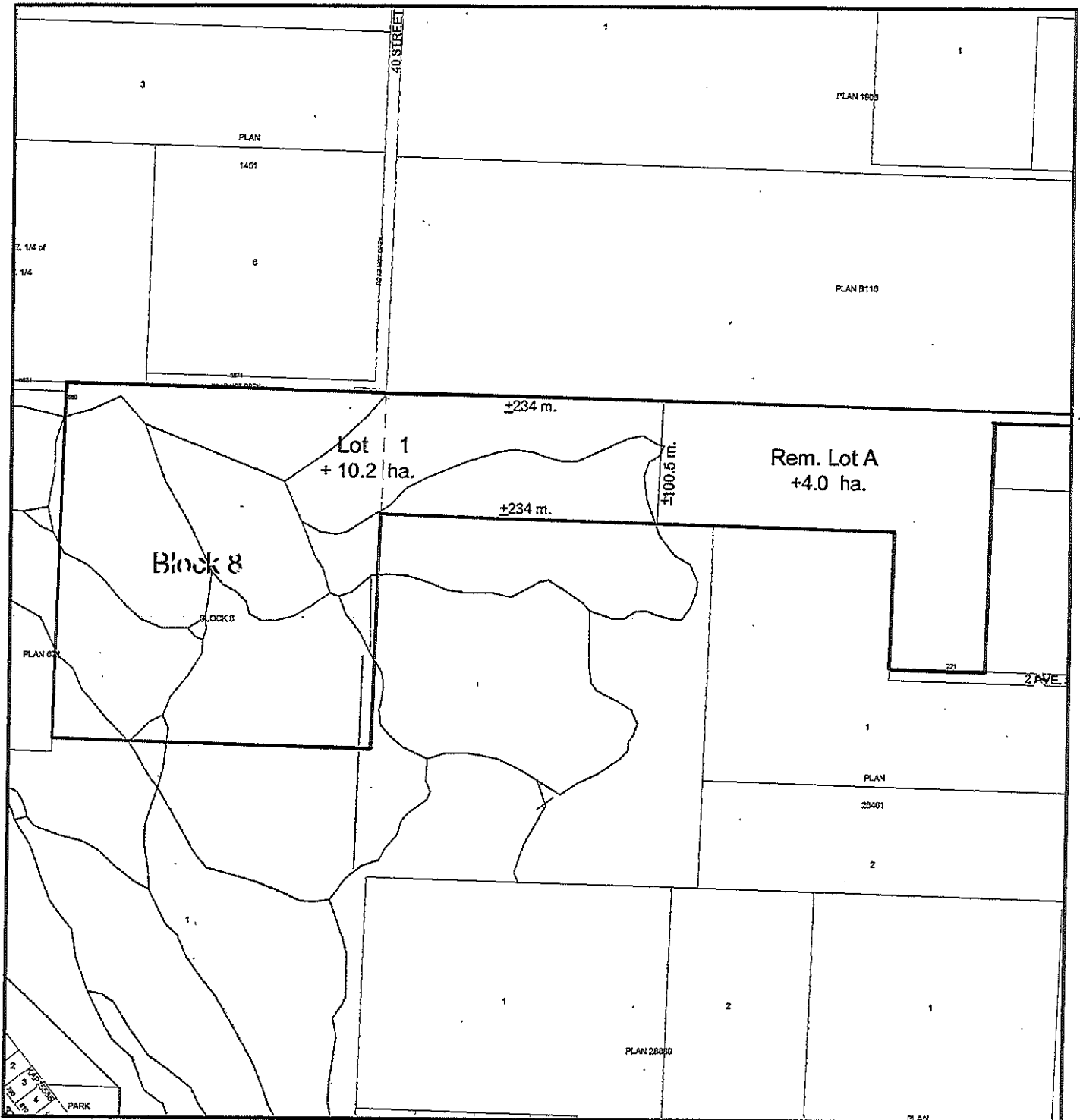
2. The subdivision plan must be completed within three (3) years from the date of this decision;

The Commission will be primarily concerned with any conditions of approval it believes will result in either a substantial deviation from the plan submitted with the application and to which this preliminary approval is granted or conditions it believes are inconsistent with the purposes of the *Agricultural Land Commission Act* to preserve agricultural land and encourage farming.

Final approval is contingent on the Commission's acceptance of the conditions of approval. The final survey plan should not be prepared in advance of receiving the Commission's written acceptance of the conditions of approval.

AND FINALLY THAT this decision does not relieve the owner or occupier of the responsibility to comply with applicable Acts, regulations, bylaws of the local government, and decisions and orders of any person or body having jurisdiction over the land under an enactment.

**CARRIED**  
**Resolution #318/2013**



ALC APPLICATION # 53267  
 RESOLUTION # 318/2013

Sketch Plan of APPROVED Subdivision (Boundary Adjustment)