

City of Salmon Arm
Agricultural Advisory Committee

Wednesday, March 12, 2025, 3:30 p.m.
Room 100
500 2 Avenue NE, Salmon Arm, BC

Pages

1. **CALL TO ORDER**
2. **INTRODUCTIONS AND WELCOME**
3. **ACKNOWLEDGEMENT OF TRADITIONAL TERRITORY**
We acknowledge that we are gathering here on the traditional territory of the Secwepemc people, with whom we share these lands and where we live and work together.
4. **ADOPTION OF AGENDA**
Motion for Consideration
THAT: the Agenda be adopted as presented.
5. **DISCLOSURE OF INTEREST**
6. **CONFIRMATION OF MINUTES**
 - 6.1 Agricultural Advisory Committee Meeting Minutes of February 12, 2025 3 - 4
Motion for Consideration
THAT: the Agricultural Advisory Committee Meeting Minutes of February 12, 2025 be adopted as circulated.
7. **PRESENTATIONS**
8. **NEW BUSINESS**
 - 8.1 ALC Application - ALC-430 5 - 37
ALC ID:101309
4670 30 Avenue NE
Owner: den Biesen
 - 8.2 AAC - New Member
Advertising Mid March to April
 - 8.3 Letter Referred by Council for comment 38 - 40
9. **OTHER BUSINESS**
 - 9.1 Climate Resiliency Plan Steering Committee
Seeking Volunteer Member
10. **ROUNDTABLE UPDATES**
 - 10.1 Ministry of Agriculture - Projects and Grants (staff)
 - 10.2 ALC Application Update (staff)

10.3 Committee Member Update

11. **NEXT MEETING**

12. **ADJOURNMENT**

AGRICULTURAL ADVISORY COMMITTEE

Minutes of a Meeting of the Agricultural Advisory Committee

February 12, 2025, 3:30 p.m.
Room 100
500 2 Avenue NE, Salmon Arm, BC

ABSENT: Councillor David Gonella, Chair; K. Jamieson; J. Hanna

STAFF PRESENT: Manager of Planning & Building M. Smyrl

Other Staff Present: Acting Chair M. Schroeder; B. Voth; S. Nicholls; S. Syme; M. Bennett;
Planner A. Jeffery; L. Benbow; A. Fox;

1. CALL TO ORDER

Acting Chair Schroeder called the meeting to order at 3:31 p.m.

2. INTRODUCTIONS AND WELCOME

3. ACKNOWLEDGEMENT OF TRADITIONAL TERRITORY

We acknowledge that we are gathering here on the traditional territory of the Secwepemc people, with whom we share these lands and where we live and work together.

4. ADOPTION OF AGENDA

Moved: S. Nicholls
Seconded: S. Syme

THAT: the Agenda be adopted as presented.

Carried Unanimously

5. DISCLOSURE OF INTEREST

6. CONFIRMATION OF MINUTES

6.1 Agricultural Advisory Committee Meeting Minutes of November 13, 2024

Moved: S. Syme
Seconded: S. Nicholls

THAT: the Agricultural Advisory Committee Meeting Minutes of November 13, 2024 be adopted as circulated.

Carried Unanimously

7. PRESENTATIONS

8. NEW BUSINESS

9. OTHER BUSINESS

9.1 Official Community Plan Review Engagement Update (Staff)

Staff provided a summary of the OCP engagement process noting that Phase 4 events are upcoming on the following dates and times:

- February 20 Webinars - 11:30am-1:00pm & 7:00pm – 8:30pm
- February 27 Open House – Song Sparrow Hall, 6:00pm-9:00pm
- March 1 Open House – Song Sparrow Hall, 11:00am – 2:00pm

10. ROUNDTABLE UPDATES

10.1 Ministry of Agriculture - Projects and Grants (staff)

Ministry of Agriculture staff provided a summary of upcoming events and grants, these will be circulated by City staff to the group via email to share with their contacts.

10.2 ALC Application Update (staff)

Staff provided a summary explanation of recent ALC decisions.

10.3 Committee Member Update

10.3.1 Farmers Institute and SAEDS

Members provided an update on a non-profit organization of producers that is being supported by SAEDS.

10.3.2 Others

Update from members on letter sent to Council Correspondence regarding Active Transportation in the Salmon Valley.

11. NEXT MEETING

12. ADJOURNMENT

There being no further business on the agenda, the meeting adjourned at 4:04 p.m.

CHAIR



Provincial Agricultural Land Commission - Applicant Submission

Application ID: 101309
Application Type: Subdivide Land in the ALR
Status: Submitted to L/FNG
Name: DEN BIESEN et al.
Local/First Nation Government: City of Salmon Arm

1. Parcel(s) Under Application

Parcel #1

Parcel Type Fee Simple
Legal Description LOT 2 SECTION 19 TOWNSHIP 20 RANGE 9 WEST OF THE 6TH MERIDIAN
KAMLOOPS DIVISION YALE DISTRICT PLAN 34801
Approx. Map Area 9.53 ha
PID 002-935-112
Purchase Date Jan 15, 2007
Farm Classification Yes
Civic Address 4670 30th Ave NE
Certificate Of Title recent TITLE-CA355362-PID-002-935-112.pdf

Land Owner(s)	Organization	Phone	Email	Corporate Summary
ANDREW DEN BIESEN	Not Applicable	2508336039	adenbiesen@hotmail.com	Not Applicable
BONNIE LYNN DEN BIESEN	Not Applicable	2508336039	adenbiesen@hotmail.com	Not Applicable

mail.com

2. Other Owned Parcels

Do any of the land owners added previously own or lease other parcels that might inform this application process? No

3. Primary Contact

Type	Land Owner
First Name	ANDREW
Last Name	DEN BIESEN
Organization (If Applicable)	No Data
Phone	2508336039
Email	adenbiesen@hotmail.com

4. Government

Local or First Nation Government: City of Salmon Arm

5. Land Use

Land Use of Parcel(s) under Application

Describe all agriculture that currently takes place on the parcel(s). 50% of the parcel is a haying operation.

Describe all agricultural improvements made to the parcel(s). The eastern portion below the ridge and west of Canoe Creek has been ditched for drainage in an attempt to dry out the area and make it usable. This was unsuccessful, leaving much of the area to wet to farm

Describe all other uses that currently take place on the No non-agricultural activity

parcel(s).

Land Use of Adjacent Parcels

	Main Land Use Type	Specific Activity
North	Agricultural / Farm	Horse breeding, wetland and hay
East	Agricultural / Farm	highway and cattle ranching
South	Agricultural / Farm	There is a vacant lot, residential lot and a vinyard
West	Agricultural / Farm	Hay

6. Proposal

Proposed Lot Areas

#	Type	Size
1	Lot	5.13
2	Lot	4.4

What is the purpose of the proposal?

We are applying to subdivide off the land east of the ridge from the portion west of the ridge. Even with attempts to improve the farming capabilities of the land east of the ridge, portions remain to wet to farm.

Why do you believe this parcel is suitable for subdivision?

Large areas of the land east, below the ridge are incompatible with farming due to the wetland. The lower eastern portion of the lot is not accessible from the upper portion due to a steep unstable slope that makes moving farm equipment unsafe. In order to get farm equipment to the area below the bank, Andrew would have to drive his farm equipment more than 3 kms, down 40th St NE onto a steep portion of 20th Ave NE before having to turn onto the Transcanada Highway and travel about 830 meters to once again cross traffic to enter the lot. This is a busy highway with large volumes of vehicles everyday. The uncontrolled intersection at 20th Ave NE and the Trans Canada Highway makes it difficult and unsafe to use for farm vehicles. There have been accidents on this stretch of highway involving farm equipment.

Does the proposal support agriculture in the short or long term? Please

Subdividing off this area would allow for someone to possibly develop a home based agricultural business such as a market garden or fruit

explain.

stand.

Proposal Map / Site Plan

220-24 sketch 2024-11-14 R1 no air photo.pdf

Are you applying for subdivision pursuant to the ALC Homesite Severance Policy?

No

7. Optional Documents

Type	Description	File Name
Photo of the Application Site	Photos of the site in both summer and winter	Photos of lower portion of 4670 30th Ave NE.pdf
Other files that are related	sketch of subdivision with air photo	220-24 sketch 2024-11-14 R1 with air photo.pdf

TO:

DIRECTOR OF DEVELOPMENT SERVICES (Gary)
 MANAGER OF PLANNING & BUILDING (Melinda)
 PLANNING AND DEVELOPMENT OFFICER (Chris)
 PLANNING AND DEVELOPMENT OFFICER (Morgan)
 PLANNING AND DEVELOPMENT OFFICER (Aubree)
 BUILDING INSPECTOR (Dusan)
 FIRE DEPARTMENT (Brad)
 ENGINEERING & PUBLIC WORKS DEPARTMENT (Jenn / Candace)
~~MINISTRY OF TRANSPORTATION & INFRASTRUCTURE (Via eDAS)~~
 BC HYDRO, via email utilities group
 FORTISBC, via email utilities group
 TELUS, via email utilities group
 ROGERS/SHAW CABLESYSTEMS, via email utilities group

SUBMIT FORM

PRINT

REFERRAL:

DATE: January 22, 2025
 OWNER/APPLICANT: **B. Den Biesen & A. Den Biesen**
 AGENT: Melanie Howard - Browne Johnson Land Surveyors
 SUBJECT: **AGRICULTURAL LAND COMMISSION APPLICATION FILE NO. ALC-430 / ID: 101309**
 LEGAL: Lot 2, Section 19, Township 20, Range 9, W6M, KDYD, Plan 34801
 CIVIC: **4670 30 Avenue NE**

PROPOSAL:

Please provide comments on the attached Agricultural Land Commission Application at your earliest opportunity.

OCP Designation: AR (Acreage Reserve)
 OCP Designation Request: n/a
 Development Permit Area: Environmentally Sensitive Riparian Areas/ Potential Hazardous Area
 Current Zoning: A-2 (Rural Holding Zone)
 ALR: Yes
 Associated File: N/a
 Planner Assigned to File: Aubree Jeffrey

Please return your comments to planning@salmonarm.ca at a suitable time, ideally, within 14 days in a separate e-mail returned with this form or on the Response form provided.

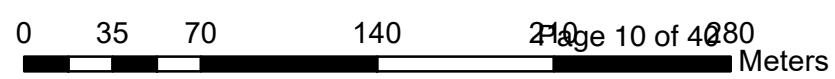
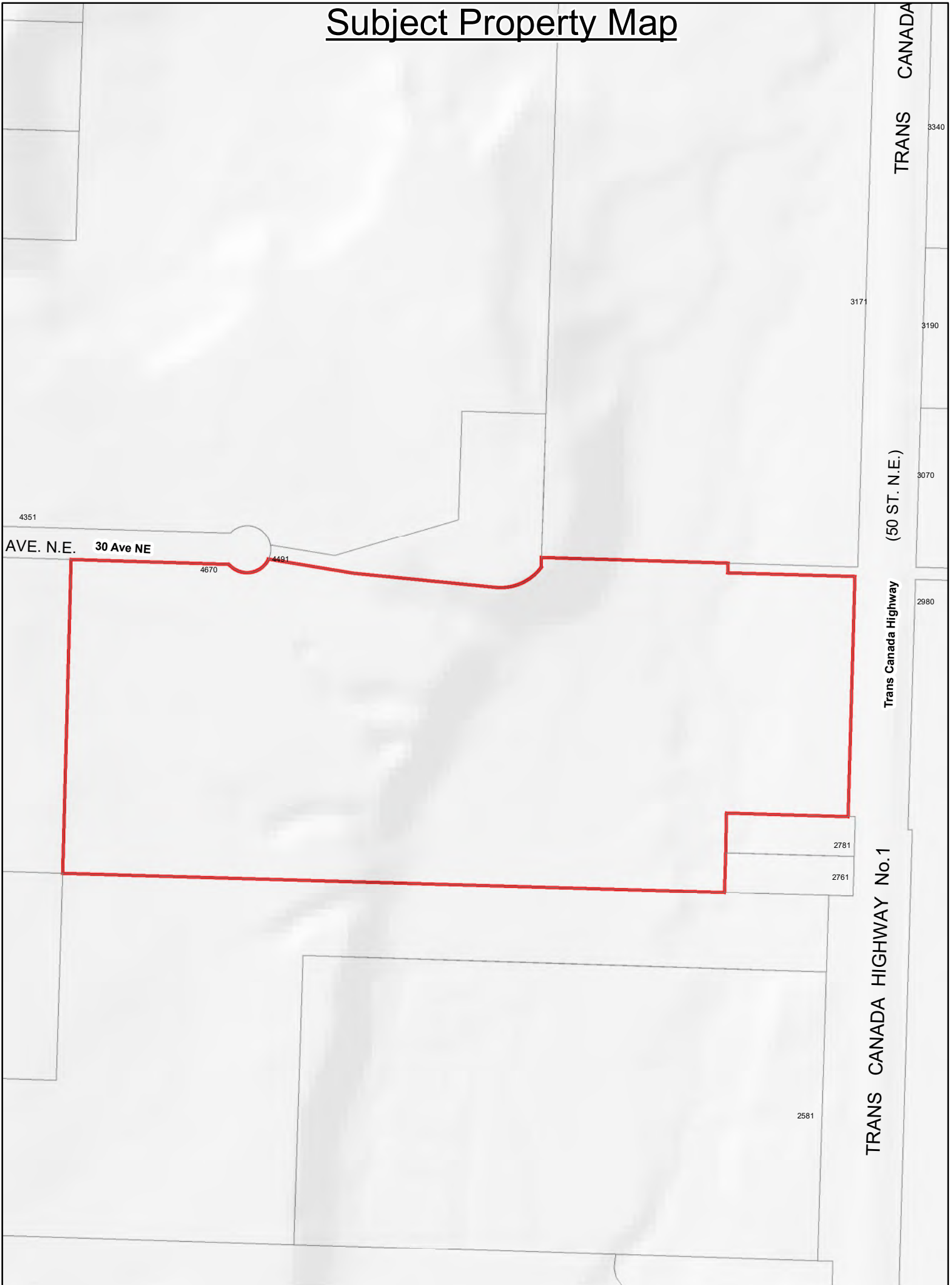
Thank you.

COMMENTS for ALC-430: 	
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SIGNATURE:

DATE:

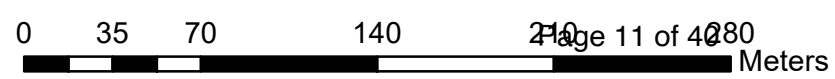
Subject Property Map



Legend

-  Parcels
-  Subject Property

Ortho Map



Legend

- Parcels
- Subject Property

Ortho Map



30 Ave NE

4491

70



0 10 20 40 60 Page 80 of 40 Meters

Legend

 Parcels  Subject Property

Water Courses

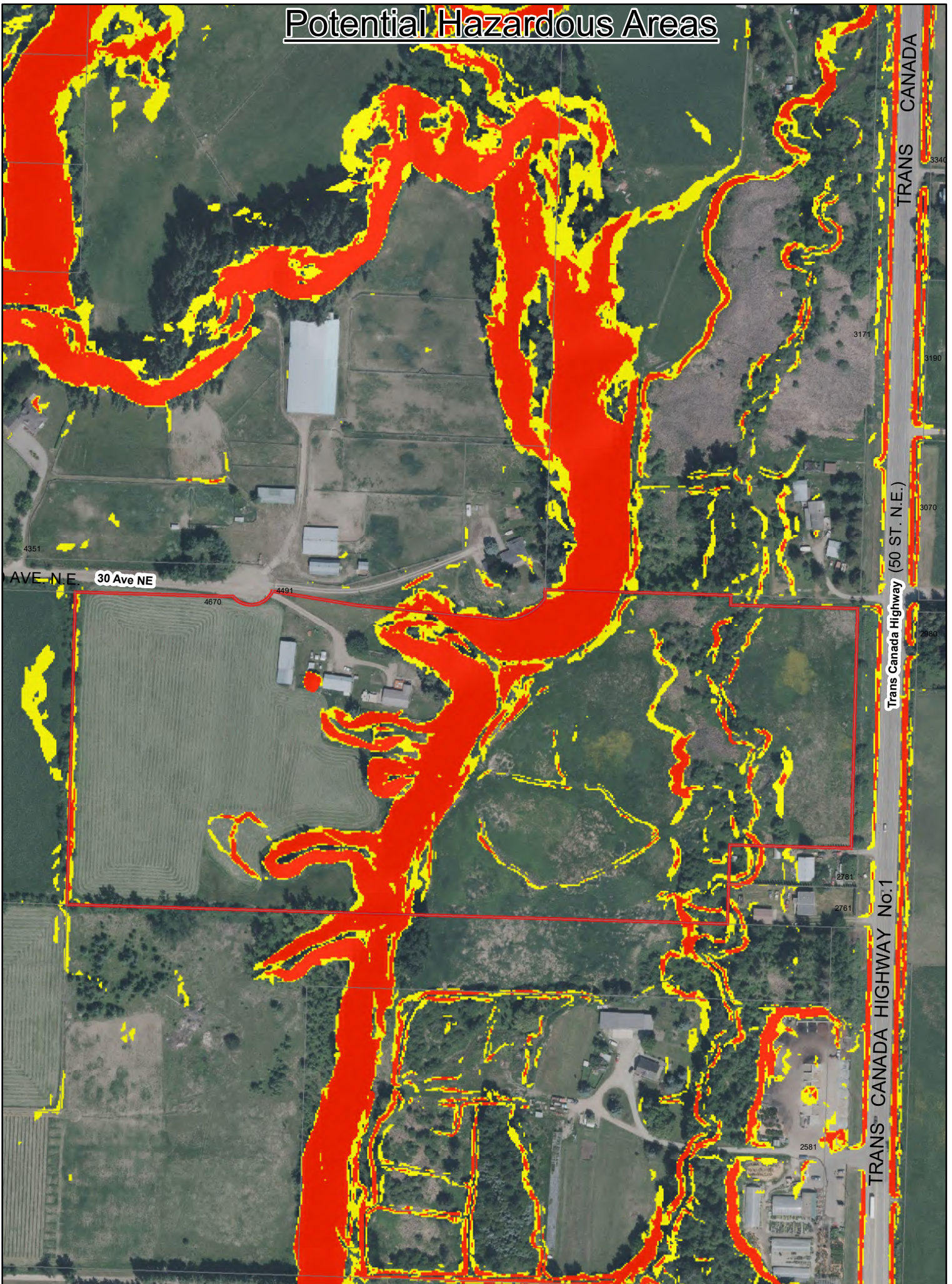


0 30 60 120 180 240 Meters

Legend

- Parcels
- Streams
- Subject Property
- Swamp

Potential Hazardous Areas



0 40 80 160 320 Meters

Legend

- Parcels
- Subject Property

Slope_1m	
0 - 20	[White box]
20 - 30	[Yellow box]
30 +	[Red box]

OCP Map



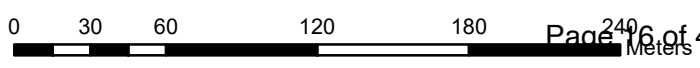
0 30 60 120 180 240 Meters

Page 15 of 40

Legend

- Parcels
- Subject Property
- Acreage Reserve

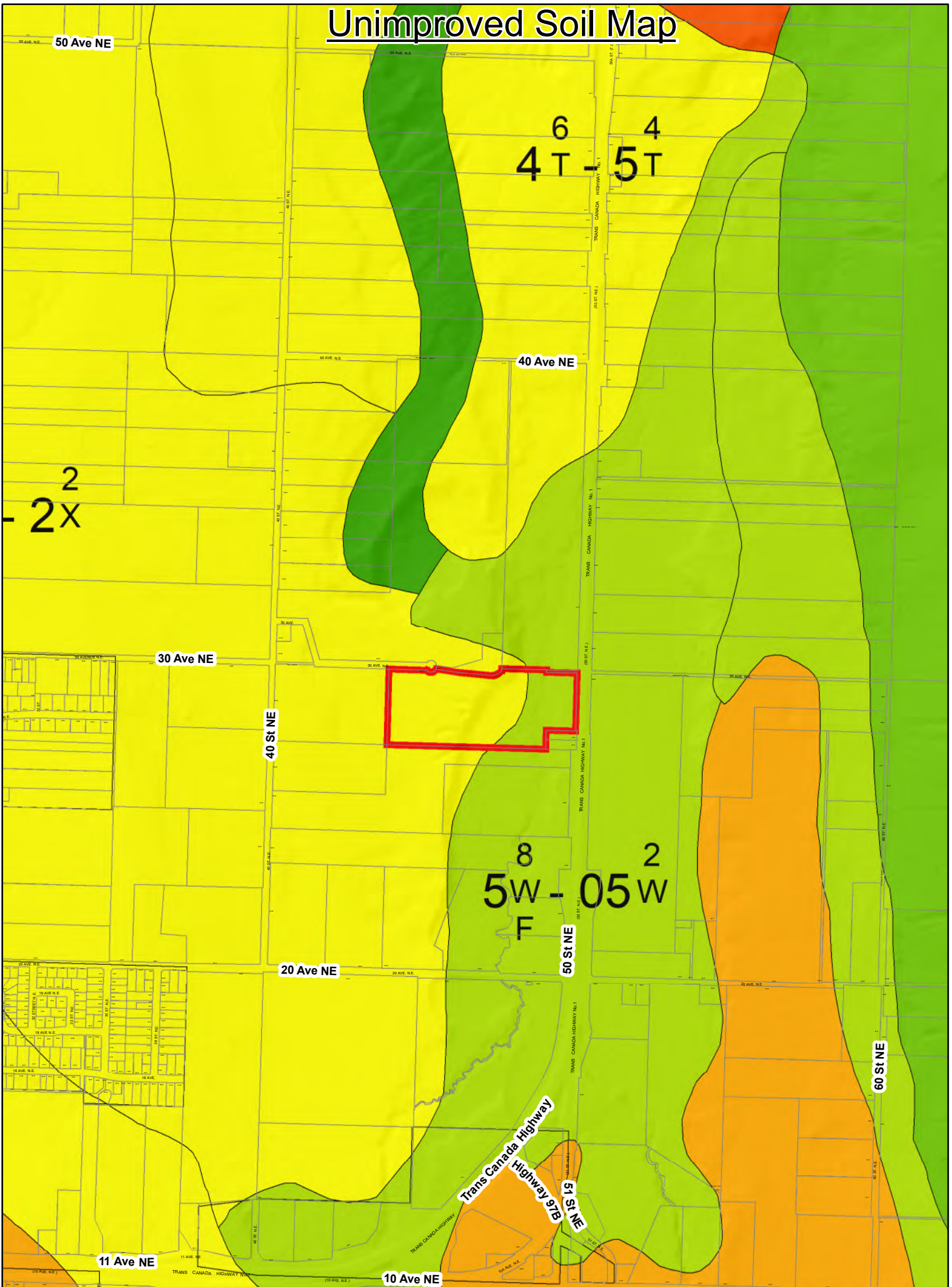
Zoning Map



Legend

- Parcels
- Subject Property
- A-2

Unimproved Soil Map



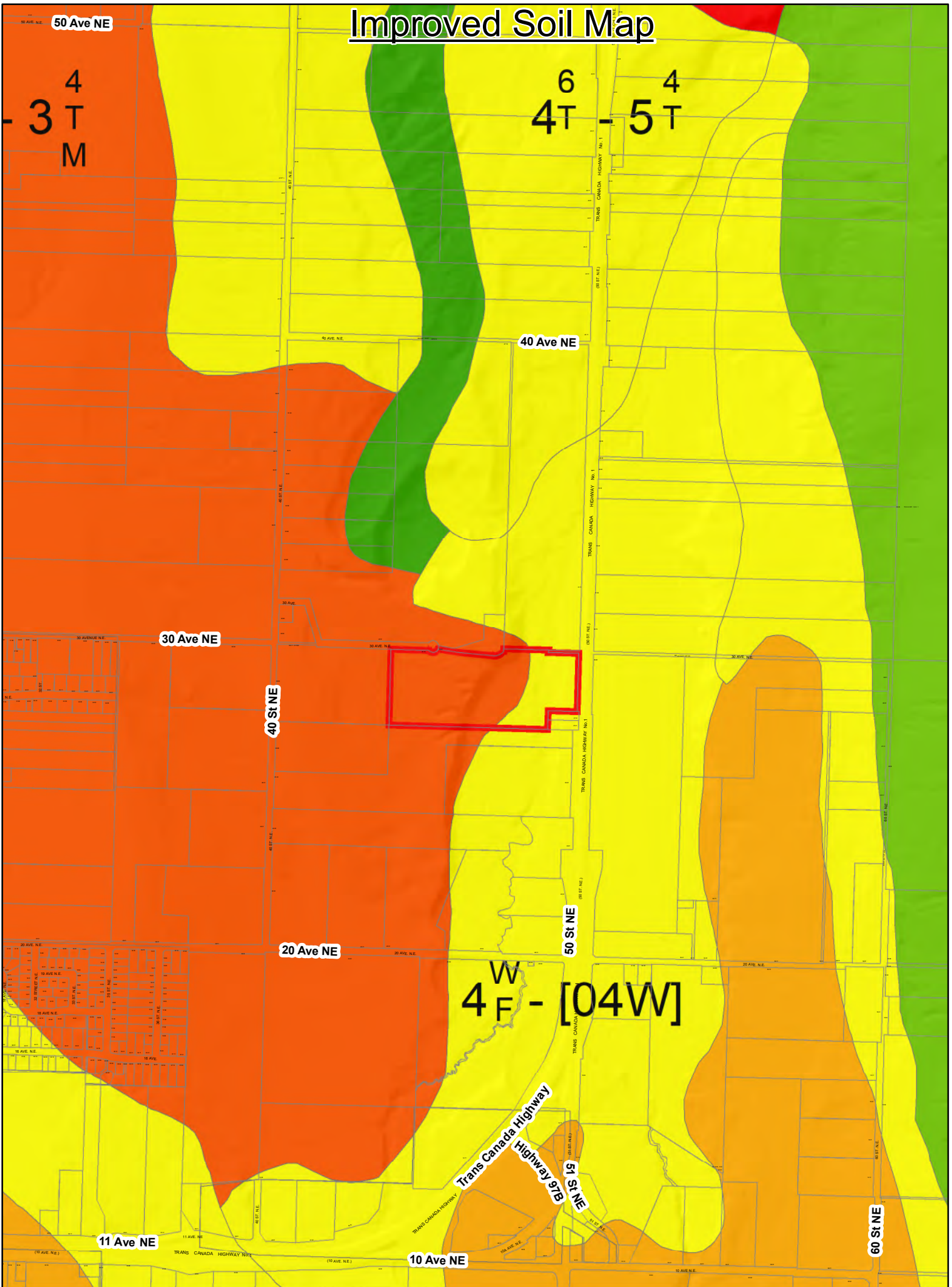
0 110 220 440 660 880
Meters

Page 17 of 40

Legend

	Subject Property		CLASS 3		CLASS 4		CLASS 5		CLASS 6		CLASS 7
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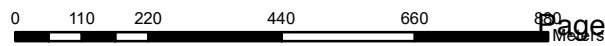
Improved Soil Map



4
3 T
M

6
4 T - 5 T

W
4 F - [04W]



Legend

- CLASS 1
- CLASS 2
- CLASS 3
- CLASS 4
- CLASS 5
- CLASS 6
- CLASS 7
- Subject Property
- Parcels



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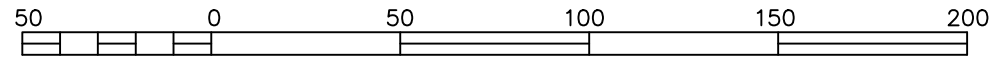
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Sketch Plan of Proposed Subdivision of Lot 2, Sec 19, Tp 20, Rge 9, W6M, KDYD, Plan 34801

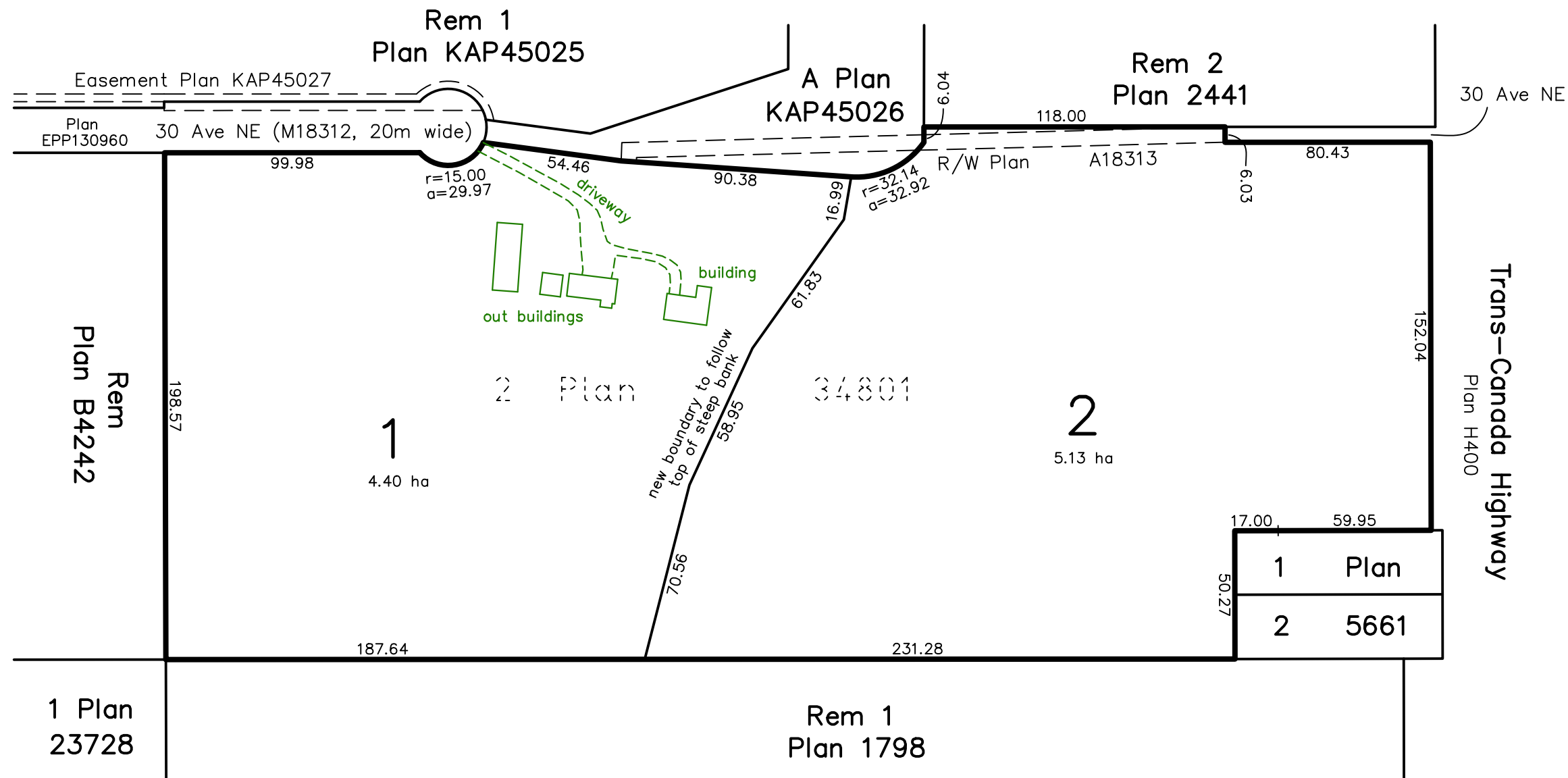
Scale 1:2000

BCGS 82L.074



All distances are in metres.

The intended plot size of this plan is 432mm in width by 280mm in height (B size) when plotted at a scale of 1:2000



Note: Subject parcel lies within the Agricultural Land Reserve

R1 Prepared: Jan 7, 2025

BROWNE JOHNSON LAND SURVEYORS
B.C. AND CANADA LANDS
SALMON ARM, B.C. 250-832-9701
File: 220-24

Photos of lower portion of 4670 30th Ave NE



Taken in the summer facing SW.



Taken in the summer facing east, showing some of the vegetation that is found on the lower section of the property



Taken in the summer facing South. Showing the wet areas of the property



Taken at the top of the ridge facing east. Showing Canoe Creek and the overview of property



Photo taken in SummerFacing South East. Showing another wet area of the property.





Photo taken in November showing the property



Taken on the East side of Canoe Creek showing the creek and the ridge in the background



Taken East of Canoe Creek facing South West



Photo showing Canoe Creek in November with the ridge in the background.





Photos showing the erosion starting to happen at the bottom of the ridge



Photo taken in November showing the marsh areas of the property







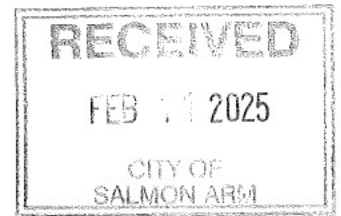




Photos taken from the top of the ridge showing the ditching that has taken place in an attempt to dry out the soil.



Yellow lined indicate the ditching effort in the past.



To ; Mayor and Council, City of Salmon Arm

From ; Colin Mayes, [REDACTED] Salmon Arm V1E 2A6

Your Worship and Council,

On December 31st, 2022, the Agricultural Land Reserve of B.C. announced that they would allow secondary residences on ALR parcels of land. The secondary residences could not be more than 99 square meters (969 sq. ft.). I believe this action was a way to help create more affordable housing in a tight housing market.

When I was Mayor, I frequently received pleas from the Farm community that wanted to build a second resident on their farm land to help accommodate family members, so that they would be able to keep their children on the farm so that a future transition of the farm could be accommodated, at that time a second resident was not allowed.

With this amendment to the secondary residence, the City of Salmon Arm needs to amend their by-laws to accommodate this positive opportunity.

I wish to bring a couple of suggestions to your attention, but there could also be more amendments that could also help:

Many ALR parcels are fronted by two roads which lead to the opportunity to have some distance between two residences on the same parcel. Case in point, I have six acres west road frontage on 30st NE. and east frontage on 35th N.E. To have the second resident on the 35 St access would provide the space and privacy between the two residences.

Unfortunately, the By-law only allows one water service per plot of land. Staff will tell you that this is to prevent cross-over of two different pressure zones. So, if there are two services why would anyone want to connect them together as the services go directly into the residences. The amendment could have a clause that restricts the distance between the two residences if that would make staff more comfortable so that a crossover will not occur. This could also apply to sewer and storm drainage if available. My parcel of land does not have sanitary sewer or storm drainage, so a new separate septic system is required.

Secondly, if a primary residence on ALR has a secondary family suite this should not invalidate the opportunity for a second independent residence (Carriage House) for another family member or farm help. Currently in the City's bylaw this is not possible.

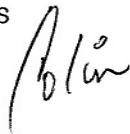
Thirdly, the City's DCCs should not apply to the same plot of land if a carriage house is built, as the contribution to the global infrastructure has already been applied at the building of the primary residence. To not charge the DCCs would in a small way help in providing affordable housing.

Your Worship, in our conversations about these issues you told me that your son and his family have moved to Saskatoon where the housing was affordable. I have two grandsons in Salmon Arm. one a CPA working at an accounting firm in Salmon Arm, and the second pursuing a Notary Public career in town also, neither can see their way to own their own home. Salmon Arm needs young people to build our community, we need to do what we can to make housing more affordable. Inflation is on the decline as are the interest rates. If the regulatory overreach of government could be addressed and make it more practical in its application, we might see housing opportunities for young families.

Applying for a variance is redundant as staff will always follow the guidance of the by-law, and Council will be cautioned not to approve the variance as it will set a precedent. The City will of course keep the money collected for the application. The council needs to change the by-law for the by-law to reflect a commonsense approach to the ALR amendments to land use on ALR lands.

If Council wishes to have an audience with me for more information, I would be more than willing to accommodate.

Yours sincerely, Colin Mayes

A handwritten signature in black ink, appearing to read "Colin", written in a cursive style.

