

City of Salmon Arm
Agricultural Advisory Committee

Wednesday, May 14, 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 March 12, 2025 3 - 5
Motion for Consideration
THAT: the Agricultural Advisory Committee Meeting Minutes of March 12, 2025 be adopted as circulated.
7. PRESENTATIONS
8. NEW BUSINESS
9. OTHER BUSINESS
 - 9.1 Letter from A. den Biesen - FOR INFORMATION ONLY 6 - 7
 - 9.2 Agricultural Advisory Committee Membership Recruitment Staff update
 - 9.3 Climate Resiliency Plan Steering Committee Member Alternate from Agricultural Advisory Committee
10. ROUNDTABLE UPDATES
 - 10.1 Ministry of Agriculture - Projects and Grants (staff)
 - 10.2 ALC Application Update 8 - 10
Staff update
 - 10.3 Committee Member Update
11. NEXT MEETING

12. ADJOURNMENT

AGRICULTURAL ADVISORY COMMITTEE

Minutes of a Meeting of the Agricultural Advisory Committee

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

MEMBERS PRESENT: Councillor David Gonella, Chair; S. Syme; S. Nicholls; M Schroeder; J. Hanna; M. Bennett;
Other Staff Present: Manager of Planning & Building M. Smyrl; Planner A. Jeffery; Director of Planning and Community Services G. Buxton

1. CALL TO ORDER

Chair Gonella called the meeting to order at 3:29 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 by: J. Hanna

Seconded by: 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 February 12, 2025

Moved by: S. Syme

Seconded by: S. Nicholls

THAT: the Agricultural Advisory Committee Meeting Minutes of February 12, 2025 be adopted as circulated.

Carried Unanimously

7. PRESENTATIONS

8. NEW BUSINESS

8.1 ALC Application - ALC-430

ALC ID:101309
4670 30 Avenue NE
Owner: den Biesen

Staff presented the application proposal. The applicant, B. den Biesen, presented the application details. Committee members discussed and asked questions of staff and the applicant. Concerns were raised with regard to development in Agricultural Areas and this type of infill is problematic. Committee members asked the applicant questions regarding possibilities to improving access to areas with bridges. They also asked for history of farming practices.

Moved by: J. Hanna
Seconded by: S. Syme

THAT: The AAC does not support application ALC-430.

Carried
(one opposed)

8.2 AAC - New Member

Advertising Mid March to April

Staff encouraged Committee Members to recruit.

8.3 Letter Referred by Council for comment

Committee Members discussed the letter and raised concerns about residential development on agricultural land and urban servicing in agricultural areas. Committee Members did not support increasing the number of residential units in ALR areas.

9. OTHER BUSINESS

9.1 Climate Resiliency Plan Steering Committee

Seeking Volunteer Member

S. Syme volunteered to apply for the AAC position on this Steering Committee.

10. ROUNDTABLE UPDATES

10.1 Ministry of Agriculture - Projects and Grants (staff)

No update provided.

10.2 ALC Application Update (staff)

No update provided.

10.3 Committee Member Update

Committee members provided an update. Mike Schroeder has been meeting with Salmon Arm Economic Development Society (SAEDS) in the formation of a Farmer's Institute, progress is being made.

11. NEXT MEETING

The next meeting of the Agricultural Advisory Committee is scheduled for April 9, 2025.

12. ADJOURNMENT

There being no further business on the agenda, the meeting adjourned at 4:30 p.m.

CHAIR

Andrew den Biesen
 4670 30th Ave. NE
 Salmon Arm, BC
 V1E 1Z6

April 5, 2025

City of Salmon Arm
 Agricultural Advisory Committee

On March 12th 2025 you allowed me to present an application for consideration. I was looking for support in the subdividing of an acreage at 4670 30th Ave. NE Salmon Arm. All though I was not successful in my application I did leave with a few questions answered.

During the meeting reasons for the refusal to forward to council were given. In this letter I'd like to address a few of those.

A big concern of mine is that in order to farm the east portion of my land I'm required to drive farm Equipment 4km on public roads crossing the busy Trans Canada Highway twice. Once at an uncontrolled Intersection and the other across traffic. One AAC member felt this isn't a problem or an unreasonable risk. His comment was that he drives farm equipment on roads in front of his farm often.

I have to ask what roads is he referring to?

Based on City of Salmon Arm numbers 2500 highway trucks along with thousands of smaller vehicles travel past our property daily. No other roads in Salmon Arm have this volume of traffic. Over 21000 vehicles travel through Salmon Arm daily. Several serious accidents involving highway traffic and farm equipment have taken place in front of our property over the years and the traffic volume is only increasing. Supporting the driving of farm equipment on this busy highway will only have more negative outcomes. This is a risk that historically been deemed unacceptable by the ALC.

Interestingly Aubree Jerffrey recently told me that she decided not to stop on the highway in front of our property because of the high traffic volume.

If driving farm equipment for 4km on public roads including the Trans Canada highway and crossing twice is an unacceptable risk what can be done to farm this piece of land. Land that is separated from the rest of the property by an unstable hillside, un farmable wetlands and Canoe Cr.?

One AAC member suggested investing money in the development of a road from the upper western portion of land to the land east of Canoe cr.

Below are pricing estimates from a Ministry of Forests Engineer who manages road and bridge building.

Widen, retain, cap and install necessary drainage to an existing trail on the hillside.	\$40,000
Build road bed across wet land using rock capping with smaller material	\$18,000
Build and install bridge approaches on both sides of Canoe Cr.	\$10,000
Purchase and install a 12-meter bridge	\$75,000

The \$143,000 construction cost to develop a road down a hillside that is recognised by the City of Salmon arm to have a high risk for erosion then build road across wet lands to a creek where a bridge would be installed. All in order to farm a small piece of land is financially irresponsible and environmentally risky.

None of this road building guarantees that the wet lands bordering the road can be farmed.

This in no way contributes to an enhancement of the agricultural capacity of the land.

Under the right to farm from the ALC I'm not required to engineer the development of the hillside.

I can with out direction build what ever I feel is necessary. This is one reason the city has tried to gain Control of development within its boundaries. ALR land managed by the ALC.

I was offering the City of Salmon Arm the opportunity to secure some control over a hillside that they deemed at risk. If this hillside was developed and more erosion happened it could negatively affect the farm land its borders.

In the past the City of Salmon arm along with other stake holders; MOE, DOF, FOC, BC hydro has sat down together and discussed roles and responsibilities in regards to Riparian zones and other environmentally sensitive areas. One of the outcomes of these discussions has resulted in the city requiring covenants on riparian zones on land under development.

An AAC member commented that he didn't want to see more houses bordering the Trans Canada Highway. Why? How would another house bordering the highway negatively affect farming on the land in question? Accessibility issues are preventing this land from being farmed.

The building of a permeant road across the wetlands to the bridge crossing would use up farm more land than the foot print of a residence if one was built bordering the highway.

The ALC has already said its working to promote smaller more affordable properties for farming. This was reiterated by an AAC member who was at the meeting virtually on the 12th.

This parcel of land is what the ALC is looking for. It's a small parcel of low-quality agricultural land. Which means its also cheaper and more affordable for new farmers.

Forwarding my application fits the mandate that the City of Salmon Arm tasked you with.

- It would follow City policy by protecting environmentally sensitive agricultural land.
- Adheres to all federal and provincial legislations
- Would follow ALC regulations if approved.
- Enhances agricultural capacity by encouraging small farm operations
- A realignment of property lines that would promote agriculture

Regards

Andrew den Biesen

4670 30th Ave. NE
Salmon Arm, BV1E 1Z6

ALC Application Update						
	Application Location	Applicant	Application Type	Application Proposal	Council Decision	ALC decision
1	250 – 40 TCH SW	Zaitamyn Poultry	Non-Adhering Residential	Addition to existing building for a secondary suite	Support AAC: Support	Approved subject to siting as per application, registration of covenant restricting occupancy to farm help, approval is non-transferable.
2	5311 & 5271 30 Avenue NE	Lori Anthony	Subdivision	Boundary Adjustment	Council supported application to be forwarded to ALC	Refused
3	4480 – 30 St NE	Mountainview Baptist Church	Non-Farm Use	To construct a 186 sq m (0.0185 ha*) addition to the existing church building over an adjacent asphalt area previously used as a baseball court.	Support AAC: DNR	Refused
4	1281 – 70 Ave NE	Richard Smith	Exclusion and Inclusion	Applicant is proposing to include 1.8ha and exclude 1.8 ha	Council supported revised application to be forwarded to ALC AAC: DNR	Under review. Site visit with ALC scheduled.
5	4270 10 Avenue SE	Agent: Browne Johnson Surveyors/William Laird	Exclusion	To exclude 4.5ha from ALR. The property is within a SDA for Industrial Park expansion	Council supported application to be forwarded to ALC AAC: DNR	Approved
6	3710 10 Avenue SW	Owner; Brad DeMille	NFU	Liquor Retail Sales	Council supported application to be forwarded to ALC AAC: Support	Approved
7	2240 Highway 97B	Agent: Lawson Eng. Owner: Sharleen Miller	Subdivision (S. 514)	2 lot subdivision for a relative	Council supported application to be forwarded to ALC AAC: Support	Refused

8	1240 60 St NE	Owner: J. & A. Franklin	NARU	Occupy existing home while constructing new residence	Council supported application to be forwarded to ALC AAC: Support	Supported by ALC with conditions: \$50,000 security Covenant
9	2621 30 Avenue NE	Agent: Bob Holtby/Owners: J&S Miller	Subdivision (S. 514)	2 Lot Subdivision	Council: DNR AAC: Not Supported	Holding for applicant instructions
10	3831 20 Avenue SE	City of Salmon Arm with Bill Laird	Exclusion	Exclude property from ALR	Council: Supported application to be forwarded to ALC AAC: Not Supported	Approved
11	4890 Foothill Road SW	Owner: A. and L. Priebe (ALC 405)	NARU	Occupy existing home while constructing new residence & decommission existing house to storage	Council supported application to be forwarded to ALC AAC: DNR	Applicants added plans for the new home. Plans exceeded 500sqm area. ALC refused NARU for the new home area AND occupying existing home while construction and decommissioning existing house for storage.
12	3381 28 Street NE	M. and A. Megyesi (ALC 406)	NARU	Detached Dwelling above a garage	Council supported application to be forwarded to ALC AAC: DNR	Under Review by ALC
13	5970 10 Ave SE	School District 83 (ALC 387)	NFU	Expand NFU area to include new play structures	Council supported application to be forwarded to ALC	Approved (June 2024)
14	3191 10 Ave SW	1276802 Alberta Ltd. (Stevenson) (ALC 409)	Subdivision	2 lot subdivision along the new 9 AVE SW, split designated property ALR/Non-ALR, A2/C3	Council supported application to be forwarded to ALC	Approved
15	5881 35 St NE	Seventh Day Adventists (ALC 410)	NFU	NFU to include gravel parking lot and play field	Council supported application to be forwarded to ALC	Refused

16	5771 40 St NW	Lynn Halliwell	Subdivision	2 lot subdivision in Glendeden Area	Has not been reviewed by Council.	Placed on hold by Applicant.
17	3710/3280 10 Ave SW	DeMilles Birch Haven (ALC 413)	Subdivision	Boundary Adjustment	Council: Support AAC: supported	Cancelled by applicant
18	5491 10 Ave NE	Thurgood (ALC415)	Non-Farm Use	Pet Crematorium (small animal)	Applicant cancelled application	Application closed
19	491 60 St NW	McDiarmid & Horner	Subdivision	2 Lot Subdivision in Gleneden Area	Council supported application to be forwarded to ALC (Aug. 2023)	two lot subdivision refused, road dedication of 60 St NW supported.
20	7000 30 Ave SW	McCurrach & Thom	Subdivision	2 Lot subdivision Salmon River Valley	Council supported application to be forwarded to the ALC (Aug. 2023)	Under review by ALC
21	Road Dedication Dobie	Dobie	Subdivision	Corner cut of 8 Avenue NW and 60 St NW	Council supported application to be forwarded to the ALC (Feb. 2024)	Approved
22	Road Dedication Vandermeer	Vandermeer	TUR	Widening for ditching 30 Ave NE	Council supported application to be forwarded to the ALC (June. 2023)	Approved
23	Road Dedication Docshtader	Dochstader	Subdivision	Widening for 103m ² Shuswap St SE	Council supported application to be forwarded to the ALC (Jan. 2025)	Approve
24		Sherman	Non Farm Use	Sanction existing barn used for events	Council supported	Under review with ALC
25	3181 11 Ave NE	Demille & Sidhu	Non Farm Use	Moving existing Demilles operation	Council supported	Under review with ALC
26	1831 Hwy 97B	N. Anderson	Non Adhering Residential Use	Live in existing unit while building principle	Council supported	Supported by ALC with conditions: \$50,000 security Covenant
27	4670 Ave NE	A. & B. Den Biensen	Subdivision	2 Lot Subdivision	Has not been reviewed by Council (expected May 2025)	