

**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

**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**

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**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](mailto: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.

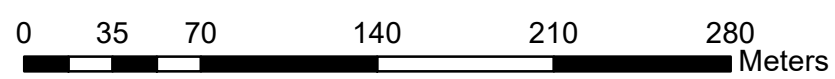
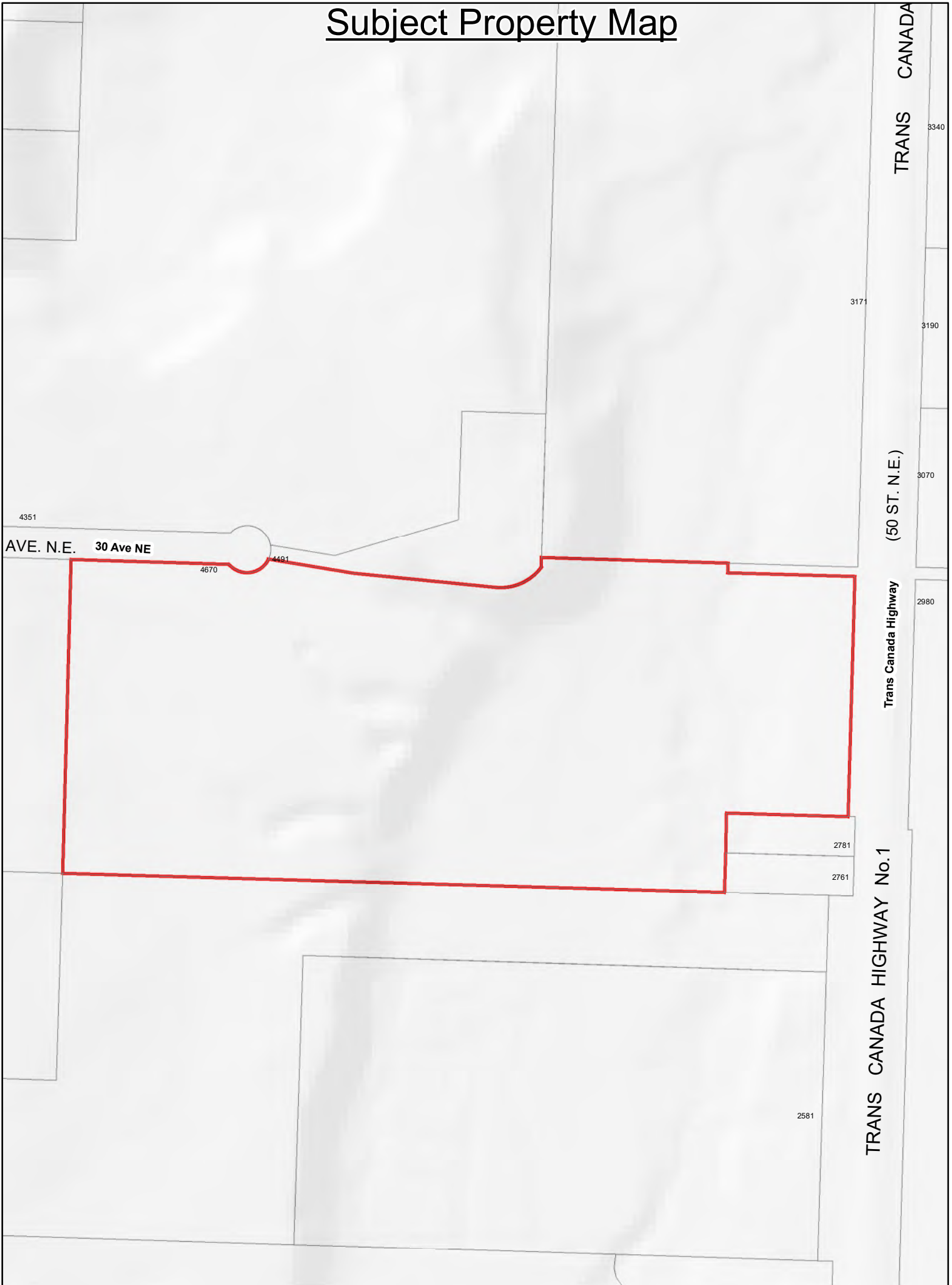
Thank you.

COMMENTS for **ALC-430:**

SIGNATURE:

DATE:

# Subject Property Map


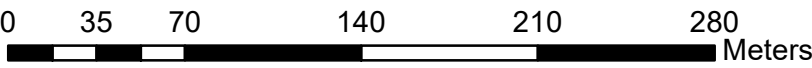




### Legend

-  Parcels
-  Subject Property

# Ortho Map



  **0 35 70 140 210 280 Meters**

**Legend**  
 Parcels  Subject Property

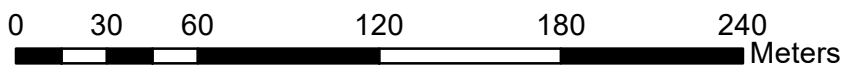
# Ortho Map



0 10 20 40 60 80 Meters

Legend  
Parcels Subject Property

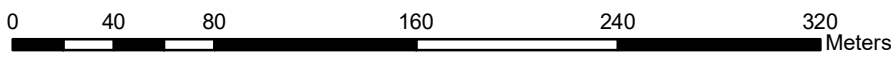
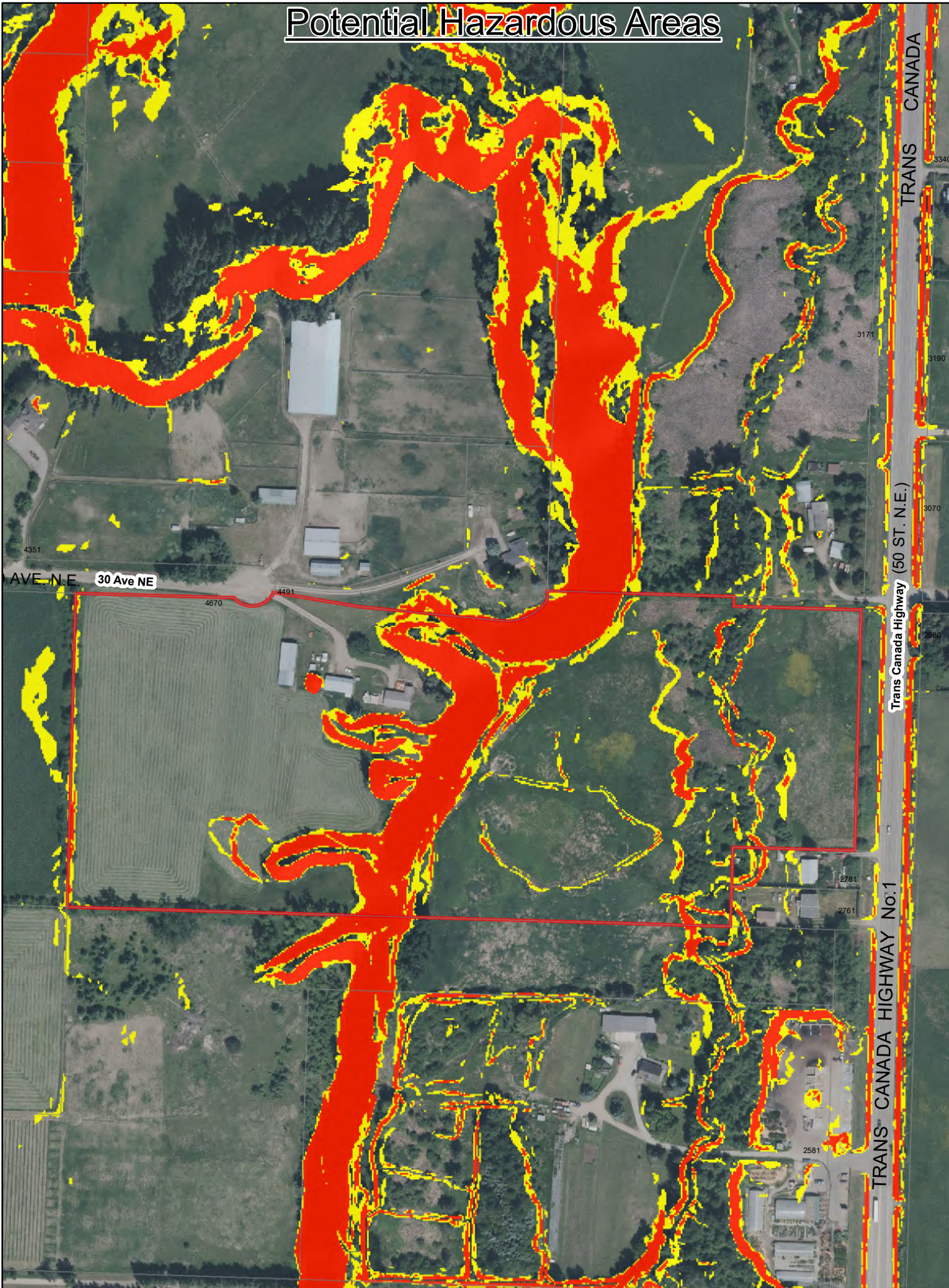
# Water Courses



## Legend

- Parcels
- Streams
- Subject Property
- Swamp

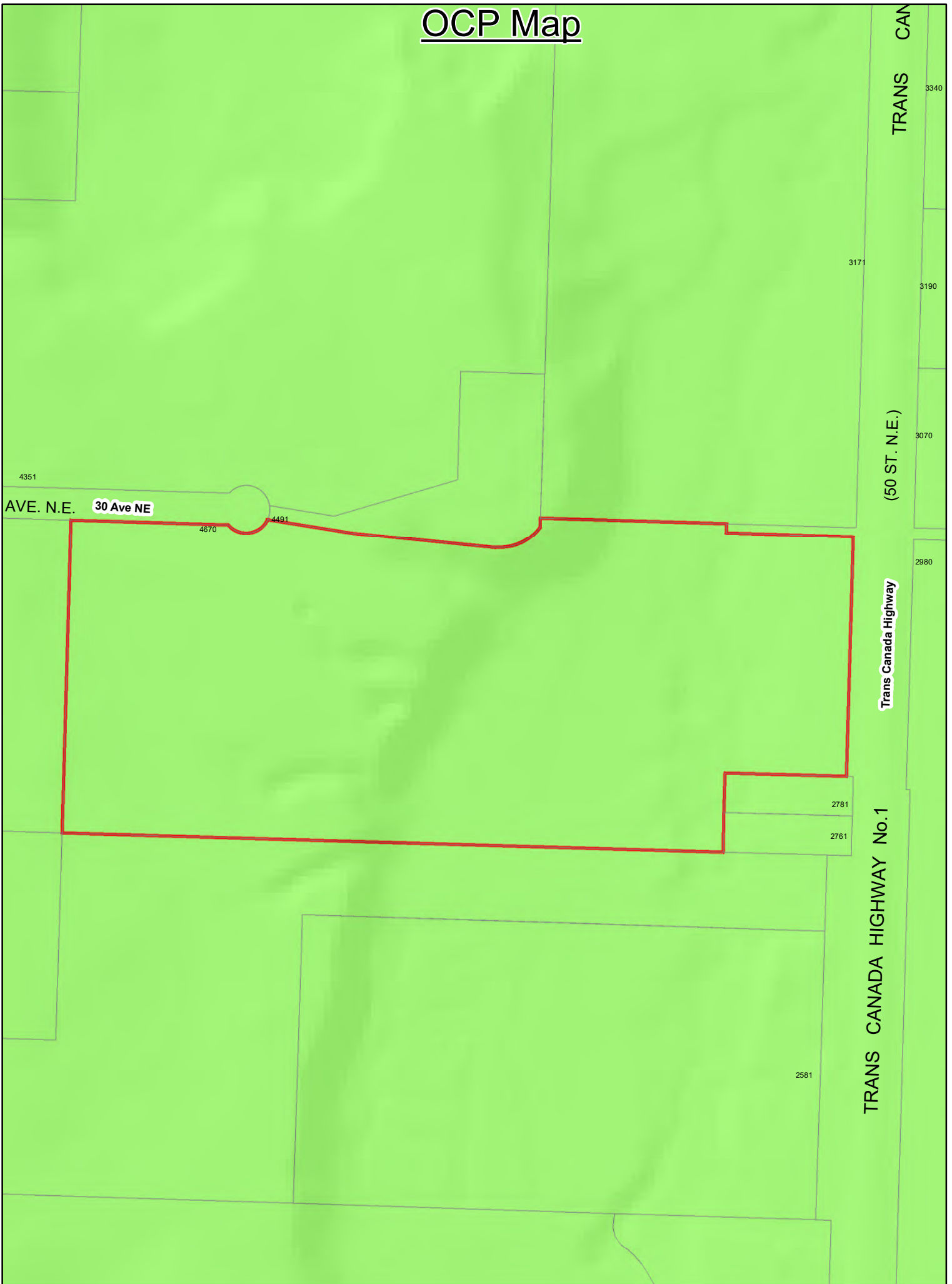
# Potential Hazardous Areas



Legend

Parcels	Slope_1m 0 - 20
Subject Property	Slope_1m 20 - 30
	Slope_1m 30 +

# OCP Map

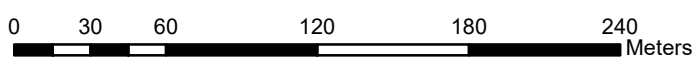


**Legend**




- Parcels
- Subject Property
- Acreage Reserve

0 30 60 120 180 240 Meters

# Zoning Map

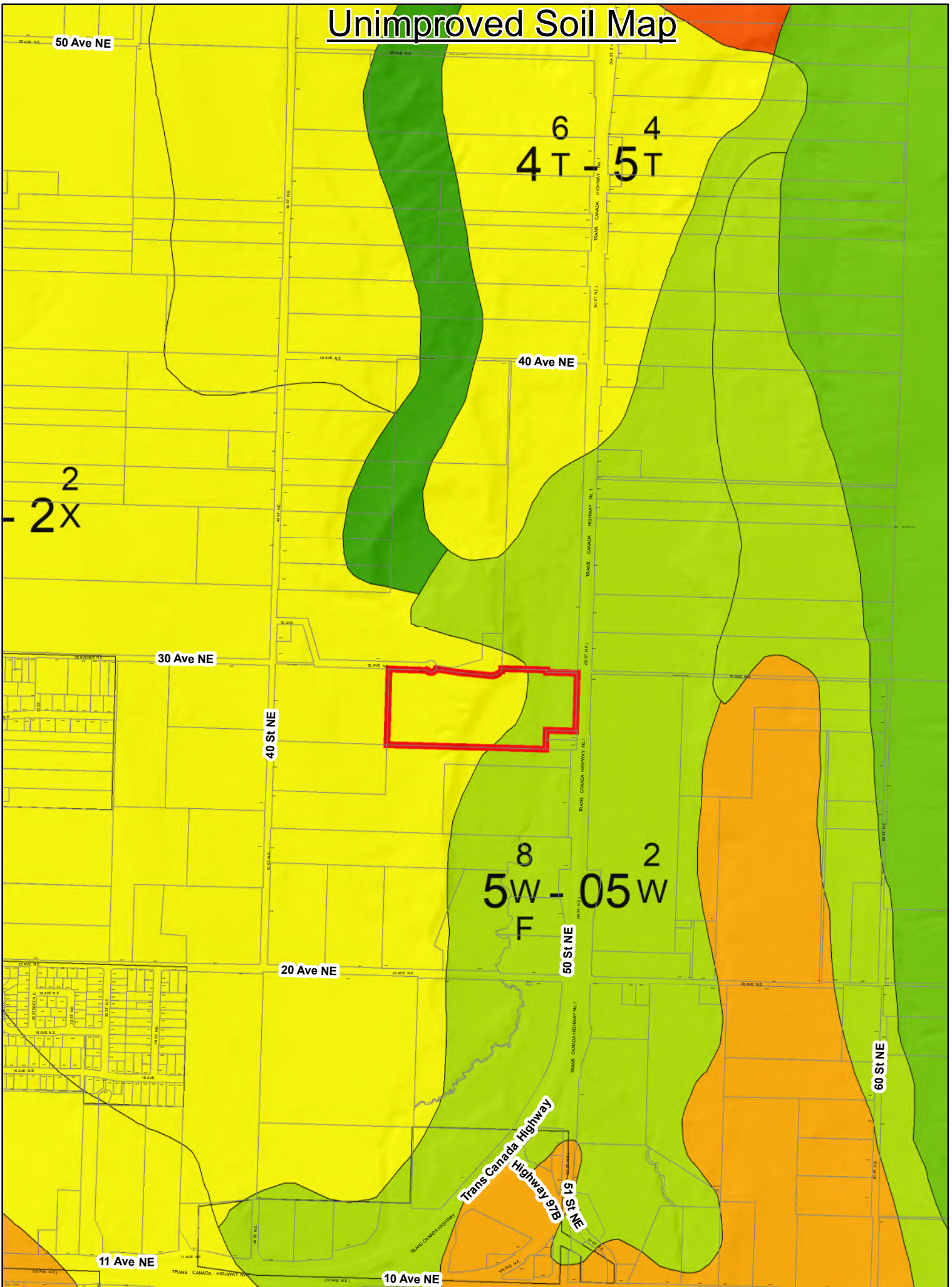


### Legend

-  Parcels
-  Subject Property
-  A-2



# Unimproved Soil Map

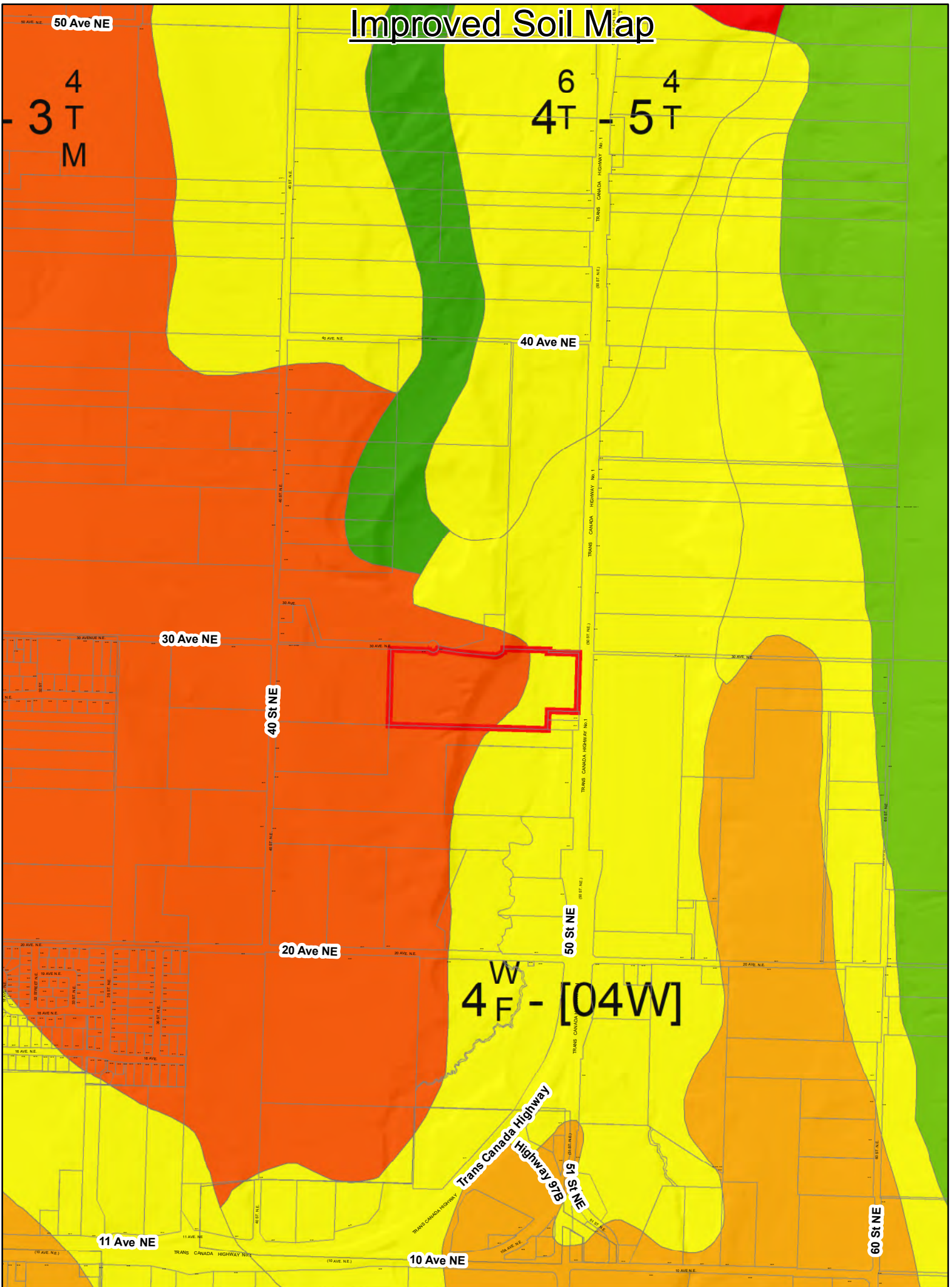



0 110 220 440 660 880 Meters

**Legend**

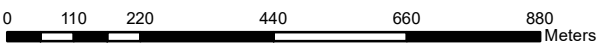
Parcels	CLASS 2	CLASS 4	CLASS 6
Subject Property	CLASS 3	CLASS 5	CLASS 7

# Improved Soil Map













0 110 220 440 660 880 Meters



Legend

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



## 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

<b>Type</b>	Land Owner
<b>First Name</b>	ANDREW
<b>Last Name</b>	DEN BIESEN
<b>Organization (If Applicable)</b>	No Data
<b>Phone</b>	2508336039
<b>Email</b>	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

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

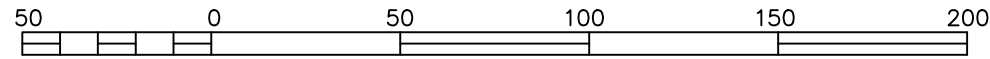
## 7. Optional Documents

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

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

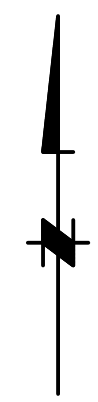
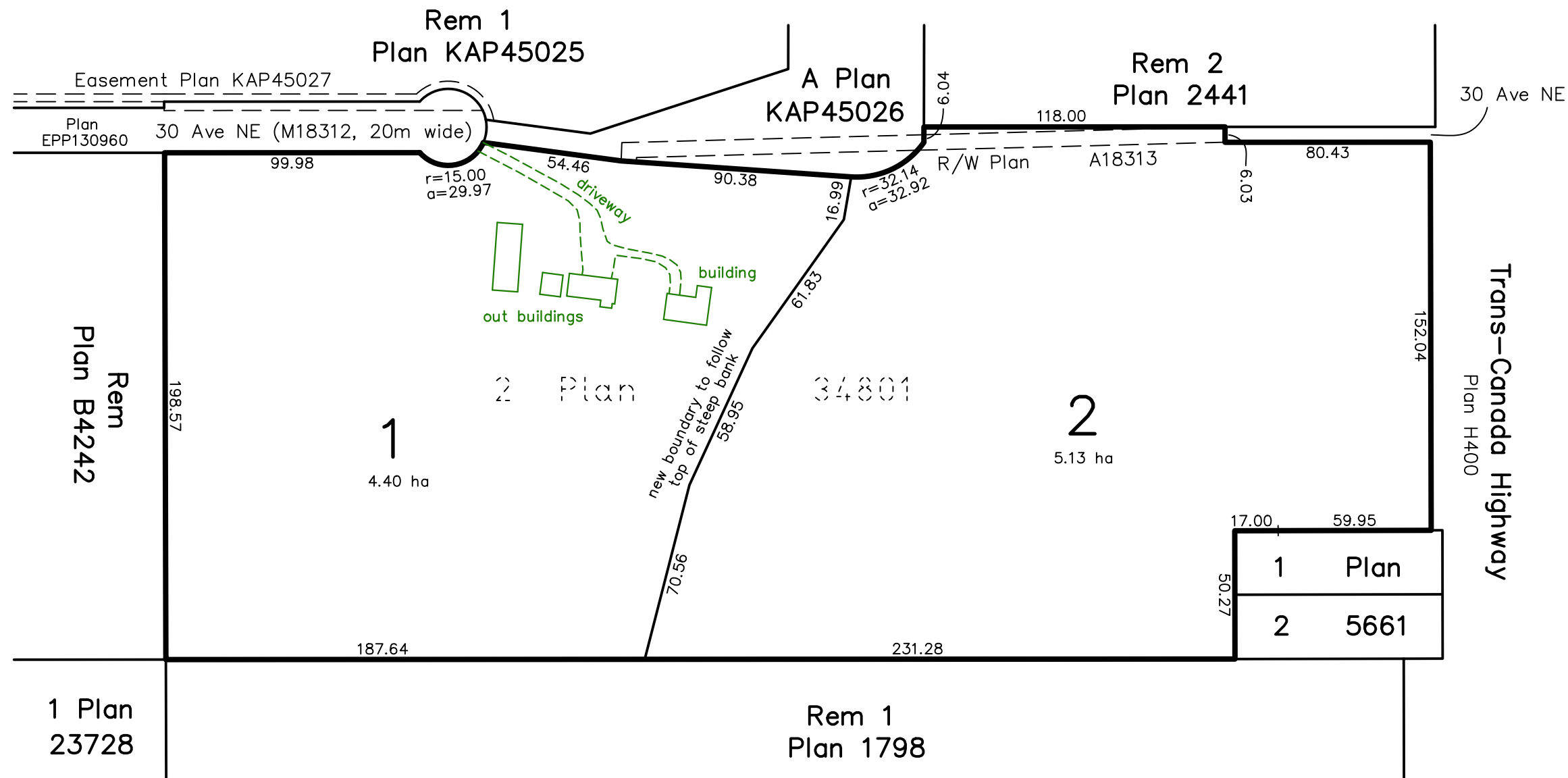
Scale 1:2000

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 30<sup>th</sup> 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







#16  
East  
ditching



#17  
S.E.





#20  
East



#21  
NE



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.