

Relevant Excerpts from Salmon Valley Land Use Bylaw No. 2500

(See Bylaw No. 2500 for all policies and land use regulations)

1.7 Rural and Agricultural Character

Objective

- 1.7.1 An objective of the Regional Board is to generally preserve the rural and agricultural character of the area and ensure the continued viability of economic activities based on agriculture and forestry resources.

Policies

- 1.7.2.1 The policies of the Regional Board are as follows:

.1 On Schedule A, the OCP Designation Maps, the rural and agricultural areas are designated as R (Rural);

.2 Existing rural areas include parcels greater than 60 ha in area and land under resource or agricultural use. Rural areas shall be preserved to the greatest extent possible to provide for continued agricultural and resource production as the main elements of the local economy;

.4 The rural holdings areas, with a minimum parcel size of 8 ha, are designated as RH (Rural Holdings);

.5 The Regional Board wishes to discourage residential intrusion in agricultural areas. The Board sees the creation of 8 hectare parcels from larger parcels of good agricultural land (including land within the Agricultural Land Reserve and Class 4 or better agricultural land) as the first step toward residential intrusion on agricultural land. To prevent this intrusion, the Regional Board discourages new Rural Holding designations (8 ha minimum parcel size) on good agricultural land;

.6 The Regional Board may consider new Rural Holding designations not located on good agricultural land;

.7 The Regional Board prefers to see rural residential use concentrated on parcels approximately 1 ha (2.5 acres) in size and located in areas where the residential use clearly will not have a negative impact on agricultural uses;

1.10 Redesignation Criteria

Objective

- 1.10.1** An objective of the Regional Board is to manage changes in land use in a manner that generally avoids future servicing problems and prevents unnecessary conflicts between different land uses.

Policies

- 1.10.2** The policy of the Board is to consider redesignations based on the following:

- .1 Applications for redesignation to RH (Rural Holdings) or RR (Rural Residential) shall be evaluated against the following criteria:
- soils should be suitable for sewage disposal;
 - water supply should be adequate to meet development needs;
 - the redesignation should not have a negative impact on the viability of agricultural uses;
 - the area shall meet the locational requirements set out in other policies of this bylaw.

Agricultural Land Reserve (ALR)

- 2.2.5** In addition to the regulations established in this Bylaw, all lands within the Agricultural Land Reserve are also subject to the provisions of the Agricultural Land Commission (ALC) Act, regulations and orders of the ALC (thereby not permitting the subdivision of land or the development of non-farm uses unless approved by the ALC).