

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** The policies of the Regional Board are as follows:

.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;

1.8 Land Resource Capability

Objective

- 1.8.1** An objective of the Regional Board is to generally encourage a pattern of land use that respects the capability of the land-based resources to support various uses.

Policies

- 1.8.2** The policies of the Regional Board are as follows:

.3 Residential, commercial, industrial and institutional uses shall be encouraged to locate on land with low agricultural resource, or wildlife capability, and on land with soils suitable for sewage disposal.

1.9 Land Use Pattern

Objective

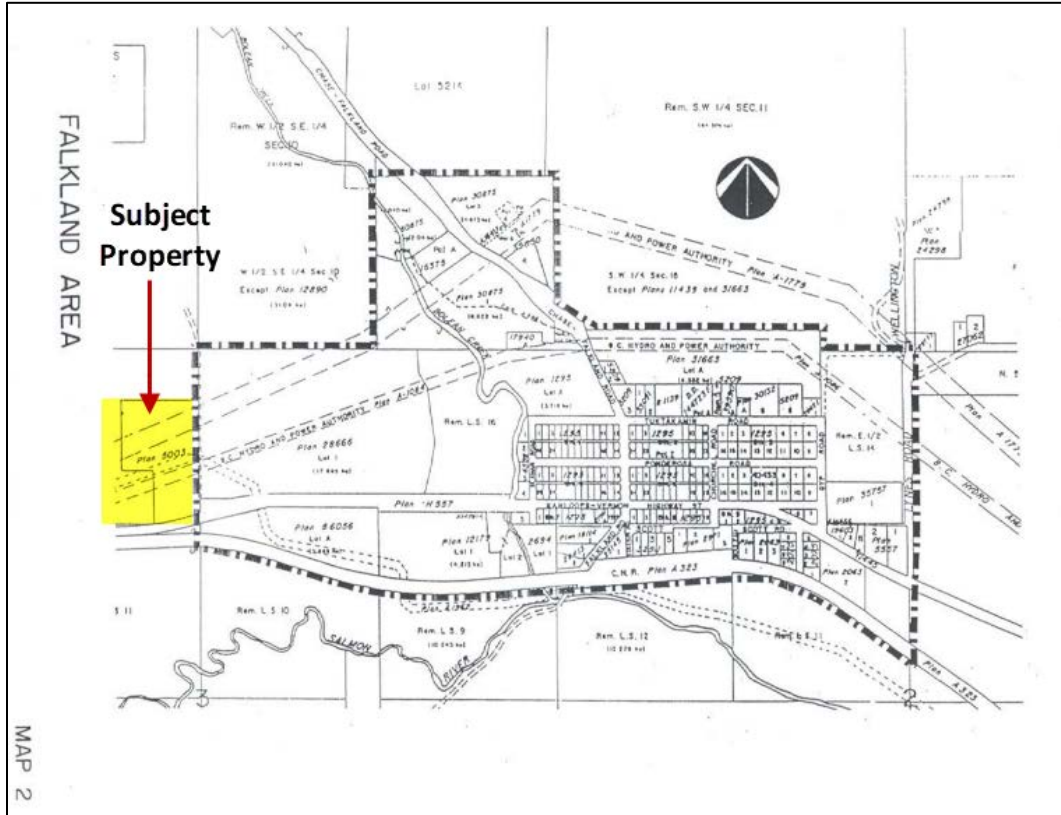
1.9.1 An objective of the Regional Board is to generally maintain the area's historical pattern of land use in which small-lot residential, commercial, and institutional uses concentrate in the rural communities, leaving the majority of the land for agricultural uses as well as forestry, fishery, and wildlife uses.

Policies

1.9.2 The policies of the Regional Board are as follows:

.2 Future rural residential uses with a minimum parcel size of 1 hectare shall be limited to areas within the communities of Falkland (Shown on Map 2), Silvernails Bench Area (subject to mitigation of fire interface issues) (shown on Map 2(a)), Silver Creek (Shown on Map 3), and Glenemma.

Falkland Area Map 2



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.

.7 The Regional Board shall not be limited to the criteria set out in Sections 1.10.2.1 to 1.10.2.6 above in considering redesignation applications, and may take into account any factors that the Board considers relevant.

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).

2.4 R Rural

Permitted Uses

- .1 agriculture;
- .2 airfield, airstrip;
- .3 equestrian centre;
- .4 fish farm;
- .5 forestry;
- .6 guest ranch;
- .7 gun club and archery range;
- .8 harvesting wild crops;
- .9 home occupation;
- .10 kennel;
- .11 portable sawmill;

- .12 single family dwelling;
- .13 trapping;
- .14 accessory use.

Maximum number of single family dwellings per parcel:

- On a parcel with less than 2 ha in area = 1
- On a parcel with 2 ha or more in area = 2

Minimum area of parcels to be created by subdivision = 60 ha

2.5 RH Rural Holdings

Permitted Uses

- .1 agriculture;
- .2 church;
- .3 equestrian centre;
- .4 fish farms;
- .5 home occupation;
- .6 kennel;
- .7 single family dwelling;
- .8 accessory use.

Maximum number of single family dwellings per parcel:

- On a parcel with less than 2 ha in area = 1
- On a parcel with 2 ha or more in area = 2

Minimum area of parcels to be created by subdivision = 8 ha