



Agricultural Land Commission
133-4940 Canada Way
Burnaby, British Columbia V5G 4K6
Tel: 604-660-7000
Fax: 604-660-7033
www.alc.gov.bc.ca

October 20, 2005

Reply to the attention of BRANDY RIDOUT

David & Margaret Johnson
1652 Taylor Road
Sorrento, BC - V0E 2W0

Dear Mr. and Mrs. Johnson:

Re: **Application #H-36113-0**

PID: 007-384-181

Lot 3, Section 3, Township 22, Range 11, W6M, Kamloops Division Yale District,
Plan 21596, EXCEPT Plan KAP54969

The Provincial Agricultural Land Commission (the "Commission") has now concluded its review of your application to subdivide the 4.0 ha property into two lots of 2.0 ha each. The application was submitted pursuant to section 21(2) of the *Agricultural Land Commission Act*.

The Commission wishes to thank you for taking the time to meet with its representatives on October 14, 2005. The Commission found the meeting and site visit informative, noting both the subject property's location on the periphery of the agricultural area and the presence of gravelly soils.

The Commission writes to advise that it approved your application subject to:

- the subdivision being in substantial compliance with the attached plan, and
- compliance with applicable Acts, regulations, bylaws of the local government, and decisions and orders of any person or body having jurisdiction over the land under an enactment. The Commission suggests you contact the Regional District of Columbia Shuswap at your earliest convenience.

The decision noted above is recorded as Resolution #543/2005.

Please send two (2) paper prints of the final survey plans to this office well in advance of commencing registration at the Land Titles Office. When the Commission confirms that the subdivision plan is acceptable and verifies that all conditions of approval have been met it will authorize the Registrar of Land Titles to accept the application for deposit of the plan. Please quote your application number in any future correspondence.

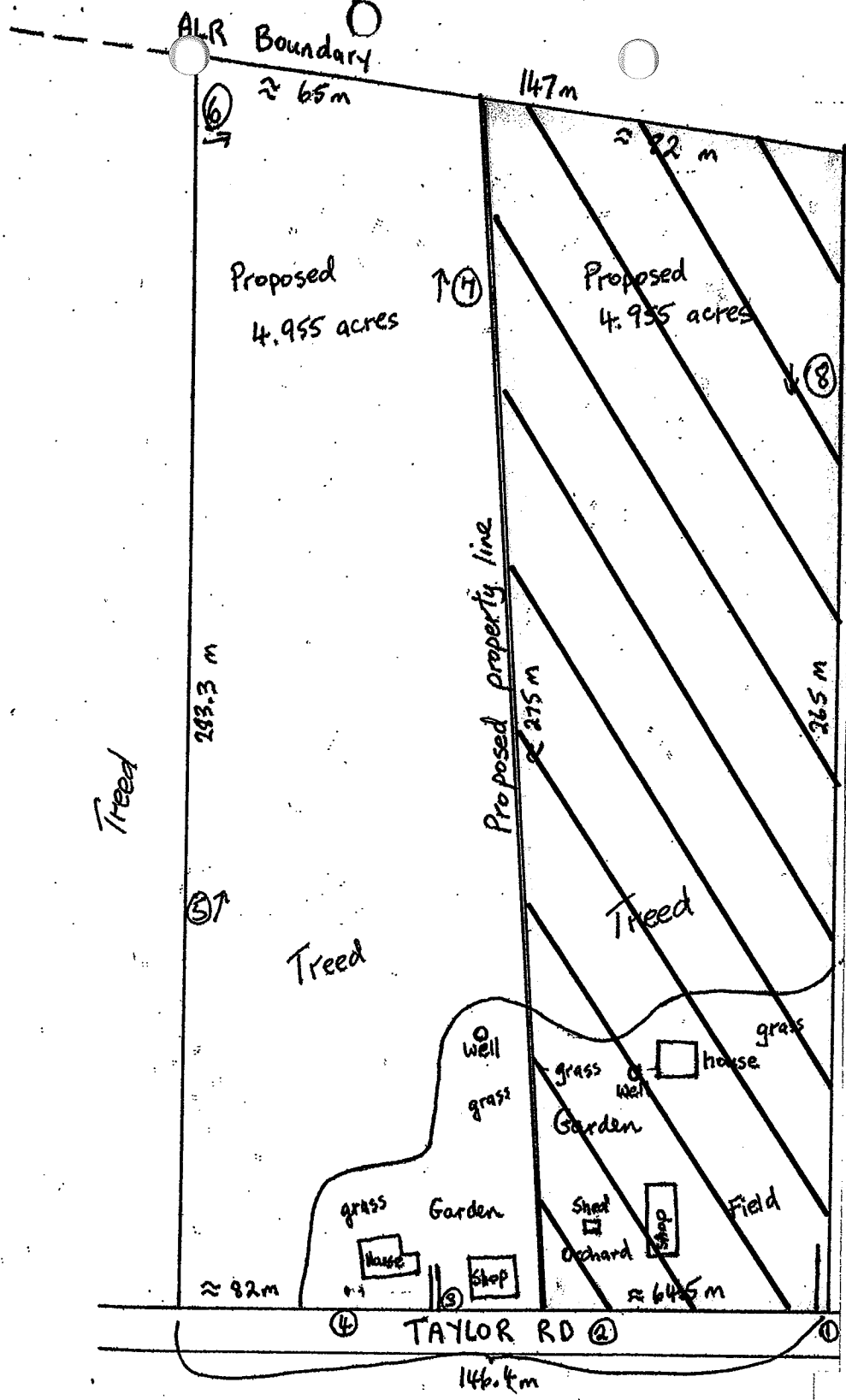
Yours truly,

PROVINCIAL AGRICULTURAL LAND COMMISSION

Per:

Erik Karlsen, Chair


cc: Christine Bernardo - 1652 Taylor Road, Sorrento, BC, V0E 2W0
Regional District of Columbia Shuswap (#LC2317-C)
BR/lv/Encl./36113d1



①-⑧ = pictures attached

Scale 1:1250

Provincial Agricultural Land Commission
 Application #H-36113-0
 Resolution #543/2005

 2 ha area approved for subdivision within the ALR



Staff Report
Application # H – 36113-0
Applicant: David & Margaret Johnson
Location: Notch Hill area

DATE RECEIVED: June 30, 2005

DATE PREPARED: October 4, 2005

TO: Chair and Commissioners – Okanagan Panel

FROM: Brandy Ridout, Regional Research Officer

PROPOSAL: To subdivide the 4.0 ha property into two lots of 2.0 ha each.

This application is made pursuant to section 21(2) of the *Agricultural Land Commission Act*.

BACKGROUND INFORMATION:

The applicants wish to provide a 2.0 ha parcel for their daughter. She currently lives on the property in her own house and has an undivided ½ interest in the property.

The Regional District staff report notes that the main agricultural use in the area is cattle and some of the smaller parcels are hobby farms. The subject property is on the periphery of the agricultural area, with Taylor Road seen as the boundary between the larger agricultural areas to the north and the residential/hobby farms to the south.

Local Government:

Columbia Shuswap Regional District

Legal Description of Property:

PID: 007-384-181

Lot 3, Section 3, Township 22, Range 11, W6M, Kamloops Division of Yale District, Plan 21596, EXCEPT Plan KAP54969

Purchase Date:

October 1991

Location of Property:

1652 Taylor Road - Notch Hill Area

Size of Property:

4 ha (The entire property is in the ALR).

BACKGROUND INFORMATION (continued):

Present use of the Property:

Two single family residences, garden, fruit trees, and associated outbuildings

Surrounding Land Uses:

WEST: Residential (ALR)
SOUTH: Forest (non-ALR)
EAST: Residential (ALR)
NORTH: Ranching (ALR)

Agricultural Capability:

Data Source: Agricultural Capability Map # 82L/14
The majority of the property is identified as having Secondary ratings.

Official Community Plan and Designation:

South Shuswap Official Community Plan Bylaw No. 700
Designation: Country Residential 2 (CR2)

Zoning Bylaw and Designation:

South Shuswap Zoning Bylaw No. 701
Designation: Rural Residential Zone (RR4)
Minimum Parcel Size: 2.0 ha

PREVIOUS APPLICATIONS:

Application #29054-0

Applicant: Johnson, David & Margaret
Decision Date: June 17, 1994
Proposal: To subdivide along the ALR boundary to create a new 2.0 ha lot outside the ALR with a 6.0 metre wide panhandle through the ALR portion of the property in order to provide access.
Decision: Allow.

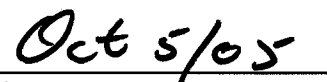
LOCAL GOVERNMENT RECOMMENDATIONS/COMMENTS:

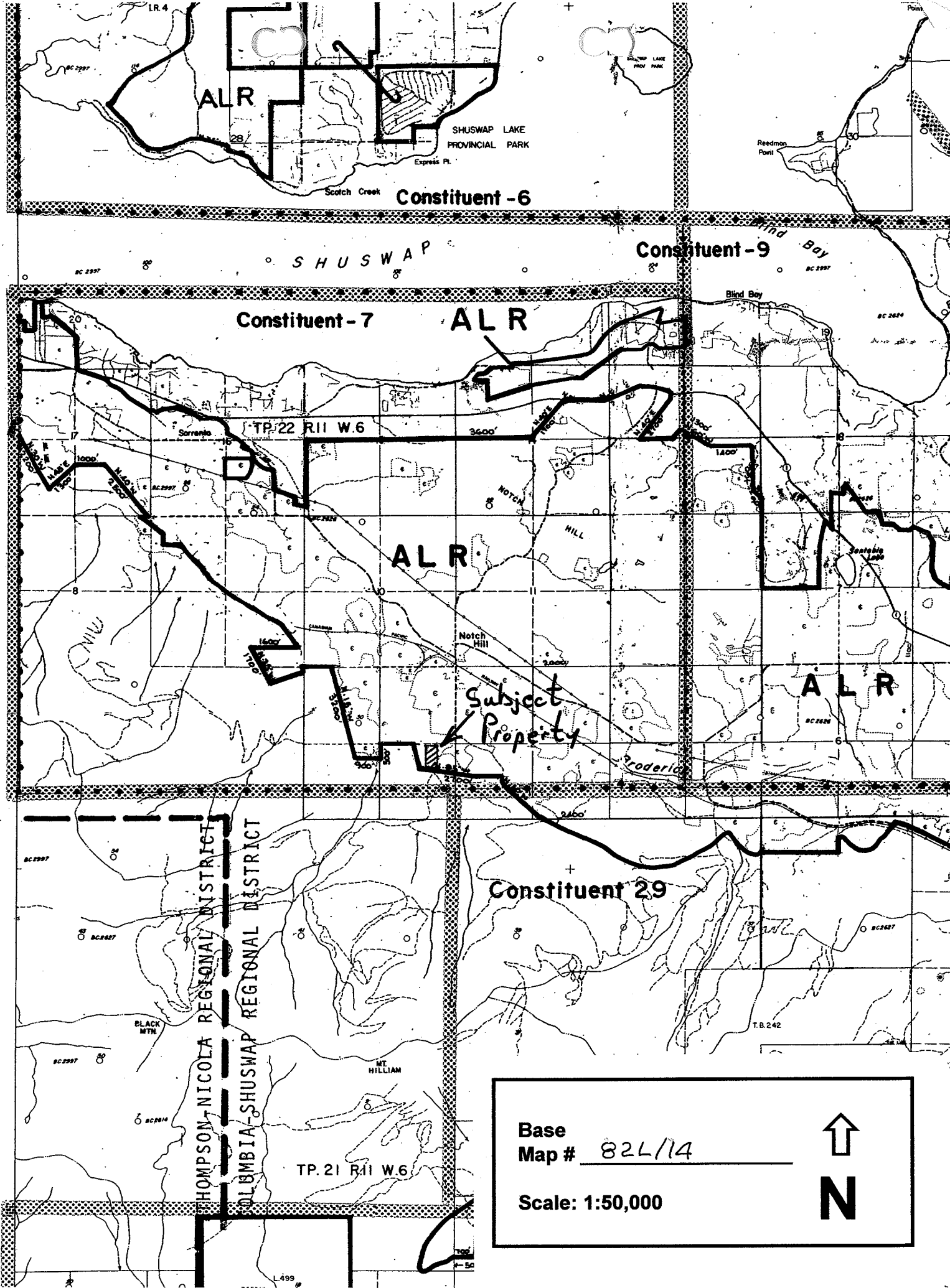
Columbia Shuswap Regional District Board: In concurrence with the staff report - recommend approval.

Development Services: Recommends approval of the application. It is noted that the proposed subdivision would not be an intrusion nor would it be considered a fragmentation of agricultural lands due to the gravelly soils, topography, and that the property is on the fringe of the ALR.

END OF REPORT


Signature


Date



Constituent -6

Constituent -9

Constituent -7

ALR

ALR

ALR

Constituent 29

HOMPSON-NICOLA REGIONAL DISTRICT
COLUMBIA-SHUSWAP REGIONAL DISTRICT

Base Map # 82L/14

Scale: 1:50,000

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TP. 21 R.11 W.6

TP. 22 R.11 W.6