



Agricultural Land Commission
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December 7, 2006

Reply to the attention of Simone Rivers
ALC File: #ZZ - 36841

Kamloops Ginseng Company
General Delivery
McLure, BC V0E 2H0

Dear Ms. Dunstan and Mr. Broere:

Re: Application to Subdivide land in the Agricultural Land Reserve

Please find attached the Minutes of Resolution # 632/2006 outlining the Commission's decision as it relates to the above noted application.

Yours truly,

PROVINCIAL AGRICULTURAL LAND COMMISSION

Per:

A handwritten signature in black ink, appearing to read 'Erik Karlsen', written over a white background.

Erik Karlsen, Chair

cc: Thompson-Nicola Regional District (#ALR-P-99)

SBR/lv/Encl.: Minutes
36841d1



MINUTES OF THE PROVINCIAL AGRICULTURAL LAND COMMISSION

A meeting was held by the Provincial Agricultural Land Commission on November 23, 2006 at Quesnel City Hall, 410 Kinchant Street, Quesnel, B.C.

PRESENT:	Grant Huffman	Chair, Interior Panel
	Holly Campbell	Commissioner
	Frank Read	Commissioner
	Simone Rivers	Staff

For Consideration

Application: # ZZ - 36841
Applicant: Kamloops Ginseng Company
Proposal: To subdivide the 46.6 ha property into a 24 ha property and ten (10) 2 ha lots. Approximately 2.6 ha would remain for road dedication.
Legal: PID: 025-656-759
Lot 1, District Lot 1737, Kamloops Division of Yale District, Plan KAP73444
Location: McLure Ferry Road, McLure

Site Inspection

A site inspection was conducted on November 21, 2006. Those in attendance were:

- Grant Huffman Chair, Interior Panel
- Holly Campbell Commissioner
- Frank Read Commissioner
- Simone Rivers Staff
- Tim Broere Applicant
- Lissi Dunston Applicant

The Commission met with the applicants on the subject property. The property was improved for ginseng production. The applicants spoke about the financial difficulties in farming and the state of the ginseng market. The Commission viewed the area of the property proposed for subdivision and noted that it was cleared and flat.

Ms. Dunston confirmed that the staff report dated November 9, 2006 was received and no errors were identified.

Context

The proposal was weighed against the purposes of the Commission as stipulated in section 6 of the *Agricultural Land Commission Act* (the "Act"). They are:

1. to preserve agricultural land
2. to encourage farming on agricultural land in collaboration with other communities of interest, and
3. to encourage local governments, first nations, the government and its agents to enable and accommodate farm use of agricultural land and uses compatible with agriculture in their plans, bylaws and policies.

Discussion

Assessment of Agricultural Capability

In assessing agricultural capability, the Commission refers in part to agricultural capability mapping and ratings. The ratings are interpreted using the Canada Land Inventory (CLI), 'Soil Capability Classification for Agriculture' system, or the BC Land Inventory (BCLI), 'Land Capability Classification for Agriculture in B.C.' system.

The agricultural capability of the soil of the subject property is rated as 80% Class 3M-20% class 5IW improvable to 80% Class 2M – 20% Class 5 IW

Class 2 – Land in this class has minor limitations that require good ongoing management practices or slightly restrict the range of crops, or both.

Class 3 – Land in this class has limitations that require moderately intensive management practices or moderately restrict the range of crops, or both.

Class 5 – Land in this class has limitations that restrict its capability to producing perennial forage crops or other specially adapted crops.

Subclasses:

M soil moisture deficiency
I inundation (flooding by streams, etc.) W excess water

The Commission noted that the property had excellent agricultural capability and was improved for agricultural use.

Assessment of Agricultural Suitability

The Commission next assessed whether external factors such as encroaching non-farm development have caused or will cause the land to become unsuitable for agriculture. The Commission does not believe there are external factors that render the land unsuitable for agricultural use. The property is 46.6 ha and of sufficient size to support or form part of a commercial agricultural operation. In the Commission's view, the parcel has more agricultural potential as a single unit than as 10 hobby farms and a 24 ha remainder. This is due to the fact that, in general, reduction of parcel size reduces the available options for commercial agricultural use and reduces the suitability of properties for agriculture.

Assessment of Impact on Agriculture

In reviewing this application, the Commission assessed the impact of the proposal against its long term goal of preserving agricultural land. It believes that any subdivision of this property would substantially reduce the agricultural potential of the land and result in further pressures to subdivide nearby lands into rural residential parcels.

The Commission did not believe the subdivision would benefit agriculture and was concerned about the impact of rural residential lots in this area. It is the Commission's experience that subdivision into rural residential parcels fosters conflict with adjoining farm parcels (and can limit agricultural development) through trespass, weeds and complaints about typical farm noise and smells. The Commission believes the proposal would

negatively impact existing agricultural use of surrounding lands and therefore is not prepared to allow any subdivision of the subject property.

Assessment of Other Factors

In fulfilling its mandate the Commission must take a long view of the preservation of agricultural land. Although subdivision of the subject property may assist the applicants in reaching their agricultural goals today it ultimately erodes the productive land base that the ALR is designed to protect. Class 2 agricultural land is rare in B.C. and although the Commission understands the difficulty of the applicants' situation it does not believe that subdivision can be justified in this case.

Conclusions

1. That the land under application has agricultural capability and is appropriately designated as ALR.
2. That the land under application is suitable for agricultural use.
3. That the proposal will impact agriculture.
4. That the proposal is inconsistent with the objective of the *Agricultural Land Commission Act* to preserve agricultural land.

IT WAS

MOVED BY: Commissioner Huffman

SECONDED BY: Commissioner Read

THAT the application be refused as proposed.

CARRIED

Resolution # 632/2006



Staff Report
Application # ZZ – 36841
Applicant: Kamloops Ginseng Company

DATE RECEIVED: July 24, 2006

DATE PREPARED: November 9, 2006

TO: Chair and Commissioners – Interior Panel

FROM: Simone Rivers, Land Use Planner

PROPOSAL: To subdivide the 46.6 ha property into a 24 ha property and ten (10) 2 ha lots. Approximately 2.6 ha would remain for road dedication.

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

BACKGROUND INFORMATION:

Local Government:

Thompson-Nicola Regional District

Legal Description of Property:

PID: 025-656-759

Lot 1, District Lot 1737, Kamloops Division of Yale District, Plan KAP73444

Purchase Date:

2003

Location of Property:

McLure Ferry Road, McLure

Size of Property:

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

Present use of the Property:

Ginseng and hay production, residence and farm buildings

Surrounding Land Uses:

WEST: Residential/hobby farm
SOUTH: Residential/hobby farm
EAST: Ginseng and hay
NORTH: Ginseng and hay

Agricultural Capability:

Data Source: Agricultural Capability Map # 92P/1
The majority of the property is identified as having Prime Dominant ratings.

Official Community Plan and Designation:

OCP: Kamloops North Official Community Plan (1997) designates the property as Rural Resource

Zoning Bylaw and Designation:

Zoning Bylaw No. 940 designates the property as SH-1 (Small Holdings)

PREVIOUS APPLICATIONS:

Application #33677-0

Applicant: Conner, Murray
Decision Date: April 11, 2001
Proposal: To subdivide the 75.6 ha parcel retaining the approximately 11.5 ha portion with the shops and main home as a retirement property. The applicant wishes to sell the remainder including a small log house.
Decision: Refused as proposed, but allowed a smaller homesite of not more than 2 ha with perimeter fencing to reduce potential land use conflicts. Applicant can decide where the homesite is located.

Application #33677-1

Applicant: Conner, Murray
Decision Date: June 21, 2002
Proposal: To subdivide 11 ha from the 75.6 ha parcel. The applicant has requested a meeting onsite to discuss the proposal.
Decision: Allowed the request to subdivide approximately 30 ha off the subject property to accommodate his house, outbuildings and ginseng crop.

LOCAL GOVERNMENT RECOMMENDATIONS/COMMENTS:

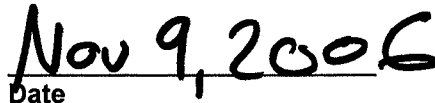
No comments or recommendations

ATTACHMENTS:

Sketch of proposed subdivision (Submitted by the applicants)
ALC Context Map - 92P/1 - 1:50,000 (Created by ALC Staff)
ALC Context Map - Thompson-Nicola Regional District Constituent 23, 1:10,000 (Created by ALC Staff)

END OF REPORT


Signature


Date