



**Agricultural Land Commission**  
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December 7, 2006

Reply to the attention of Simone Rivers  
ALC File: #ZZ - 36890

Garry Forsythe  
PO Box 595  
Barriere, BC V0E 1E0

Dear Mr. Forsythe:

**Re: Application to Exclude land from the Agricultural Land Reserve**

Please find attached the Minutes of Resolution # 610/2006 outlining the Commission's decision as it relates to the above noted application. As agent, it is your responsibility to notify your client(s) accordingly.

By way of a copy of this letter, the Commission is advising the Registrar of Land Titles of its order and confirming that the ALR notation is to be removed from Certificate of Title #KK78984.

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-O-41)  
BC Land Title & Survey, Kamloops

SR/lv/Encl.: Minutes/Sketch Plan  
36890d1.

LR

1456

ALR

Subject Property

D.L. 1482

ALR

D.L. 54

THOMPSON HWY. NO. 5

D.L.

1563

ALR

PL. 23538

D.L. 1483

ROAD

BARRIERE TOWN

BARKLEY ROAD

BARTLEY RD.

NORTH THOMPSON HWY.

BARRIERE RIVER

AIRFIELD ROAD

BARRIERE TOWN ROAD

Provincial Agricultural Land Commission

Application ZZ-36890  
Resolution #610/2006



Subject Property



Area excluded from the ALR

LR NO. 3

PL. 1746

PL. 13000

PLAN. 1746

PLAN. 1746



The Act provides processes for landowners, local governments and First Nations to apply to the Commission to remove land from or to include land into the ALR or to subdivide or use land in the ALR for non-farm purposes.  
farm purposes.

### **Discussion**

#### **Assessment of Agricultural Capability**

The Commission noted that the ALR portion of the subject property had low agricultural capability due to the fact that most of it was located on a steep hillside.

#### **Assessment of Impact on Agriculture**

The Commission also assessed the impact of the proposal against the long term goal of preserving agricultural land. The Commission noted that the property boundary follows the top of the hill that separates an upper bench from a lower bench. The upper bench is in the ALR and has agricultural capability. However, the hill effectively separates the ALR land from the Non-ALR land and acts as a buffer between them. The Commission does not believe the proposal would impact existing or potential agricultural use of surrounding lands.

### **Conclusions**

1. That the land under application has limited agricultural capability and is not appropriately designated as ALR.
2. That the proposal will not impact agriculture.

### **IT WAS**

**MOVED BY:** Commissioner Read  
**SECONDED BY:** Commissioner Campbell

THAT the application be allowed as proposed.

This decision does not relieve the owner or occupier of the responsibility to comply 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.

### **CARRIED**

**Resolution # 610/2006**



**Staff Report**  
**Application # ZZ – 36890**  
**Applicant: Glentanna Farms Ltd.**  
**Agent: Garry Forsythe**

**DATE RECEIVED:** August 25, 2006

**DATE PREPARED:** November 10, 2006

**TO:** Chair and Commissioners – Interior Panel

**FROM:** Simone Rivers, Land Use Planner

**PROPOSAL:** To exclude the ALR portion (8.8 ha) of the 25.33 ha property.

This application is made pursuant to section 30(1) of the *Agricultural Land Commission Act*.

**BACKGROUND INFORMATION:**

Several pieces of correspondence were received with this file. Three letters objecting to the exclusion and further development of residential lots in Barriere on the grounds that there is no need for more lots and that there is a good inventory of unsold lots in the town. One letter stating support for the exclusion and 18 form letters signed by nearby property owners who are concerned about the development, in particular changes proposed for the road they live on.

**Local Government:**

Thompson-Nicola Regional District

**Legal Description of Property:**

PID: 017-009-952  
Lot C, District Lot 1482 and 1483, Kamloops Division of Yale District, Plan KAP44331, EXCEPT  
Plans KAP53301 and KAP57541

**Purchase Date:**

1965

**Location of Property:**

North of Barriere Town Road

**ALR Area to be Excluded**

8.8 ha

**Present use of the Property:**

Vacant

**Surrounding Land Uses:**

**WEST:** Industrial Park  
**SOUTH:** Residential  
**EAST:** Residential  
**NORTH:**

**Agricultural Capability:**

Data Source: Agricultural Capability Map # 92P/1  
The majority of the property is identified as having mixed prime and secondary ratings.

**Official Community Plan and Designation:**

Barriere Official Community Plan Bylaw No. 1446  
Designation: Agricultural

**Zoning Bylaw and Designation:**

Zoning Bylaw No. 940  
Designation: RL - 1 and CR-1 Country-Residential  
Minimum Lot Size: 0.8 ha

**PREVIOUS APPLICATIONS:**

**Application #12995-0**

**Applicant:** Glentanna Farms Ltd.  
**Decision Date:** October 5, 1981  
**Proposal:** To subdivide a lot of 10.5 ha from the 36.4 ha property. The applicant wishes to sell the residence and barns and build a new house on the 26 ha remainder.  
**Decision:** Refused. Commission is not willing to encourage any further parcelization of this high capability land.

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**Application #12995-1**

**Applicant:** Glentanna Farms Ltd.  
**Decision Date:** February 16, 1982  
**Proposal:** To subdivide a lot of 10.5 ha from the 36.4 ha property. The applicant indicates that he would be willing to consolidate the 26 ha remainder with an adjacent property.  
**Decision:** Subdivision of a 10.5 ha lot allowed subject to consolidation of the remainder with DL 1483.

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**Application #12995-2**

**Applicant:** Glentanna Farms Ltd.  
**Decision Date:** September 21, 1982  
**Proposal:** To reconsider the earlier conditional approval in order to allow the applicant to subdivide the 10.5 ha lot without consolidation of the remainder with an adjacent property.  
**Decision:** Refused. Commission was opposed to parcelization. The Commission will still allow subdivision of a 10.5 ha lot subject to consolidation of the remainder with DL 1483.

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**Application #12995-3**

**Applicant:** Glentanna Farms Ltd.

**Decision Date:** September 14, 1990

**Proposal:** Surveyors request reconsideration of application to permit the north south lot line to be located along the side of the slope rather than along the top.

**Decision:** Allowed.

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**LOCAL GOVERNMENT RECOMMENDATIONS/COMMENTS:**

**Thompson-Nicola Regional District Board:** The Board passed a resolution to forward the application to the Commission for consideration.


**STAFF COMMENTS:**

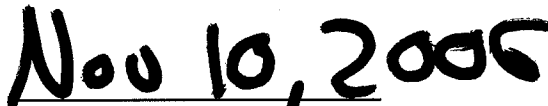
Staff recommend a site visit to determine the agricultural capability of the area proposed for subdivision as well as

**ATTACHMENTS:**

- Sketch plan of proposed residential subdivision should the property be sold.
- Three letters of opposition to the proposed exclusion
- ALC Context Map - Thompson-Nicola Regional District Constituent Maps 18 and 8 - 1:10,000 (Created by ALC Staff)
- Air Photo - 92P/1 - 1:10,000 - (Created by ALC Staff)

END OF REPORT

  
Signature

  
Date