



Agricultural Land Commission
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May 7, 2007

Reply to the attention of Simone Rivers
ALC File: ZZ-37251

Clint and Marianne Reimer
Box 4117
Lower Nicola, BC V0K1Y0

Dear Mr. and Mrs. Reimer:

Re: Application to Subdivide land in the Agricultural Land Reserve

Please find attached the Minutes of Resolution # 193/2007 outlining the Commission's decision as it relates to the above noted application.

Please send two (2) paper prints of the final survey plans to this office. When the Commission confirms that all conditions have been met, it will authorize the Registrar of Land Titles to accept registration of the plan.

Yours truly,

PROVINCIAL AGRICULTURAL LAND COMMISSION

Per:

Erik Karlsen, Chair

cc: Thompson-Nicola Regional District (ALR-M-56)

Enclosure: Minutes/Sketch Plan

SR/eg
i/37251d1



MINUTES OF THE PROVINCIAL AGRICULTURAL LAND COMMISSION

A meeting was held by the Provincial Agricultural Land Commission on April 27, 2007 at Kamloops, B.C.

PRESENT: Holly Campbell Commissioner
Gordon Gillette Commissioner
Simone Rivers Staff

ABSENT: Grant Huffman Chair, Interior Panel

For Consideration

Application: # ZZ- 37251
Applicant: Clint and Marianne Reimer
Proposal: To subdivide the subject property into two (2) parcels, one at 0.8 ha and one (1) at 1.1 ha .
Legal: PID: 017-114-748
Lot B, District Lot 133, Kamloops Division of Yale District, Plan KAP44618, EXCEPT Such Undersurface Rights as are Registered in AFB Vol. 18, FOL 112, No. 9674D and BOL 18, FOL 120, No. 9718D
Location: 2505 Corkle Street, Lower Nicola

Site Inspection

A site inspection was conducted on April 27, 2007. Those in attendance were:

- Holly Campbell Commissioner
- Gordon Gillette Commissioner
- Simone Rivers Staff
- Clint Reimer Applicant

The Commission walked the property with the applicant. It viewed where the proposed access for the new lot would be located. It also noted that all the properties nearby had been divided into smaller lots.

Mr. Reimer confirmed that the staff report dated March 28, 2007 was received and no errors were identified.

Discussion

The Commission believed that the subject property had agricultural capability and was correctly designated as ALR; however, it also believed that the proposed lots sizes were not inconsistent with other properties in this part of Lower Nicola. The Commission did not believe that the proposed subdivision would have a negative impact on agriculture.

IT WAS

MOVED BY: Commissioner Gillette
SECONDED BY: Commissioner Campbell

THAT the application be allowed.

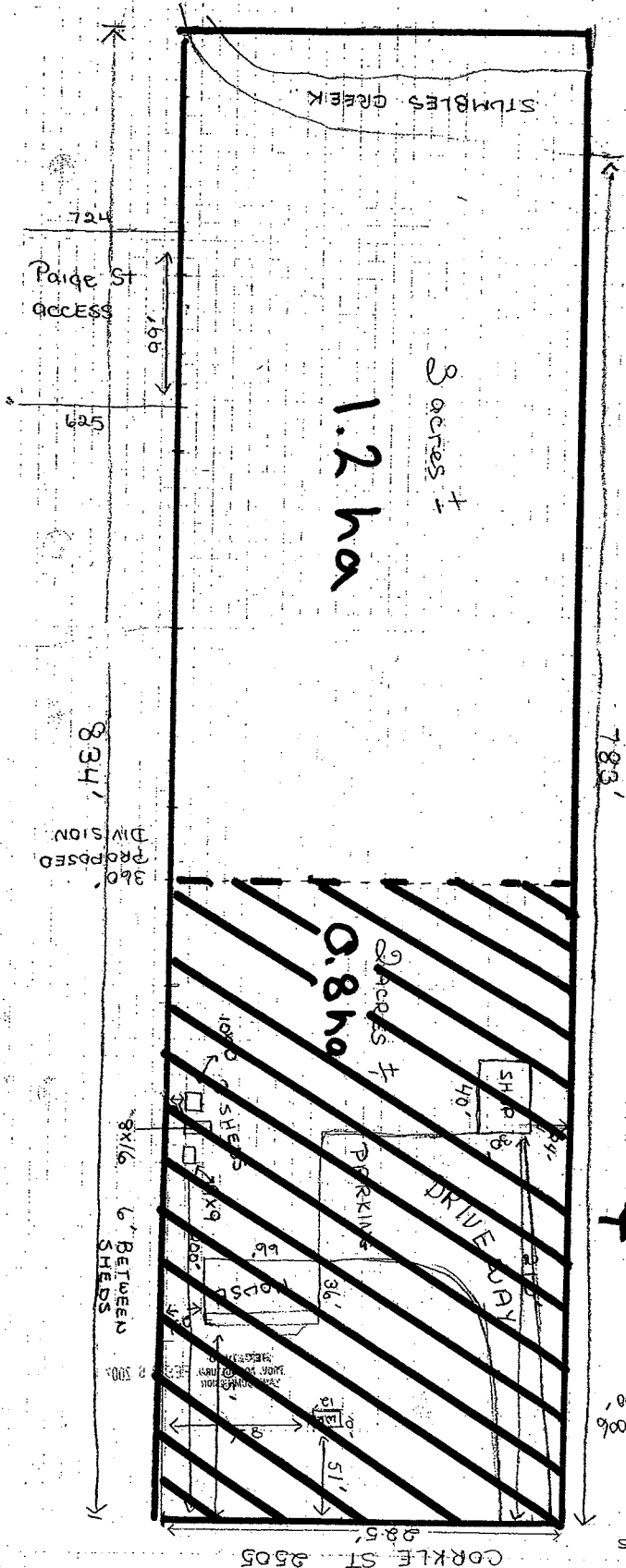
AND THAT the approval is subject to the following conditions:

- the subdivision be in substantial compliance with the plan submitted with the application
- the subdivision must be completed within three (3) years from the date of this decision.

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 # 193/2007


PLANNING
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 2500
 ABLE
 200



Provincial Agricultural Land Commission

Application # ZZ-37251
 Resolution # 193/2007

 Subject Property

 Approved subdivision into one 0.8 ha lot.



Staff Report
Application # ZZ – 37251
Applicant: Clint and Marianne Reimer

DATE RECEIVED: February 26, 2007

DATE PREPARED: March 29, 2007

TO: Chair and Commissioners – Interior Panel

FROM: Simone Rivers, Land Use Planner

PROPOSAL: To subdivide the subject property into two (2) parcels, one at 0.8 ha and one (1) at 1.1 ha .

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

BACKGROUND INFORMATION:

The Commission approved the creation of the subject property by Resolution # 824/90. The minutes of the above noted resolution stated that *"the Commission reviewed the file in light of the information that all previous residential subdivision requested on adjacent and area properties have received Commission approval. The only rejected application was for exclusion. Lots to east are similar size as those proposed for subdivision."*

Local Government:

Thompson-Nicola Regional District

Legal Description of Property:

PID: 017-114-748

Lot B, District Lot 133, Kamloops Division of Yale District, Plan KAP44618, EXCEPT Such Undersurface Rights as are Registered in AFB Vol. 18, FOL 112, No. 9674D and BOL 18, FOL 120, No. 9718D

Purchase Date:

April 1991

Location of Property:

2505 Corkle Street, Lower Nicola

Size of Property:

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

Present use of the Property:

Residential

Surrounding Land Uses:

WEST: Residential
SOUTH: Residential
EAST: Residential
NORTH: Residential

Agricultural Capability:

Data Source: Agricultural Capability Map # 911/2
The majority of the property is identified as having Prime Dominant ratings.

Official Community Plan and Designation:

Nicola Valley OCP: Bylaw No. 1450 (2002)
Designation: Country Residential/Urban Residential Conversion Area

Zoning Bylaw and Designation:

Zoning: Bylaw No. 940
Designation: CR-1 Zone
Minimum Lot Size: 0.8 ha

PREVIOUS APPLICATIONS:

Application #24571-0

Applicant: Jensen, Elmer & Ella
Decision Date: October 15, 1990
Proposal: To subdivide a 3.34 ha parcel into 2 lots of 1.67 ha each.
Decision: Allowed subject to perimeter fencing.
Note: This application created the subject property.

LOCAL GOVERNMENT RECOMMENDATIONS/COMMENTS:

No comments or recommendations as per policy

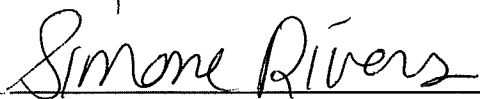
STAFF COMMENTS:

Staff note that the subject property is located in an area of rural residential subdivision.

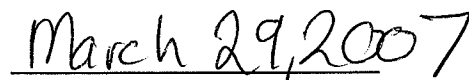
ATTACHMENTS:

- Sketch of proposed subdivision (submitted by the applicant)
- ALC Context Map – 921.016 – 1:20,000 (created by ALC Staff in iMap)
- Airphoto – 1:2,500 (created by ALC staff)

END OF REPORT



Signature



Date