



**Agricultural Land Commission**  
133-4940 Canada Way  
Burnaby, British Columbia V5G 4K6  
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www.alc.gov.bc.ca

June 27, 2007

Reply to the attention of Terra Kaethler  
ALC File: # Q - 37466

John Bosovich and Dara Lindquist  
PO Box 69  
Westbridge, BC V0H 2B0

Dear Sir/Madam:

**Re: Application to Subdivide land in the Agricultural Land Reserve**

Please find attached the Minutes of Resolution # 295/2007 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: Regional District of Kootenay-Boundary

Enclosure: Minutes/Sketch Plan

TK/lv//37466d1.

ALR

REM.

5

PLAN 15072

705

REM.

3

PLAN 15072

2

PLAN 15072

DES MAZES ROAD

McKAY RD.

TRANS CANADA TRAIL (KVR)

KETTLE RIVER

PART LOT 1  
(Pt. AREA = 2.39 ha)

1  
PLAN 15072

PART Lot 1  
Total Area 8.06 ha

(Part Area 5.43 ha)

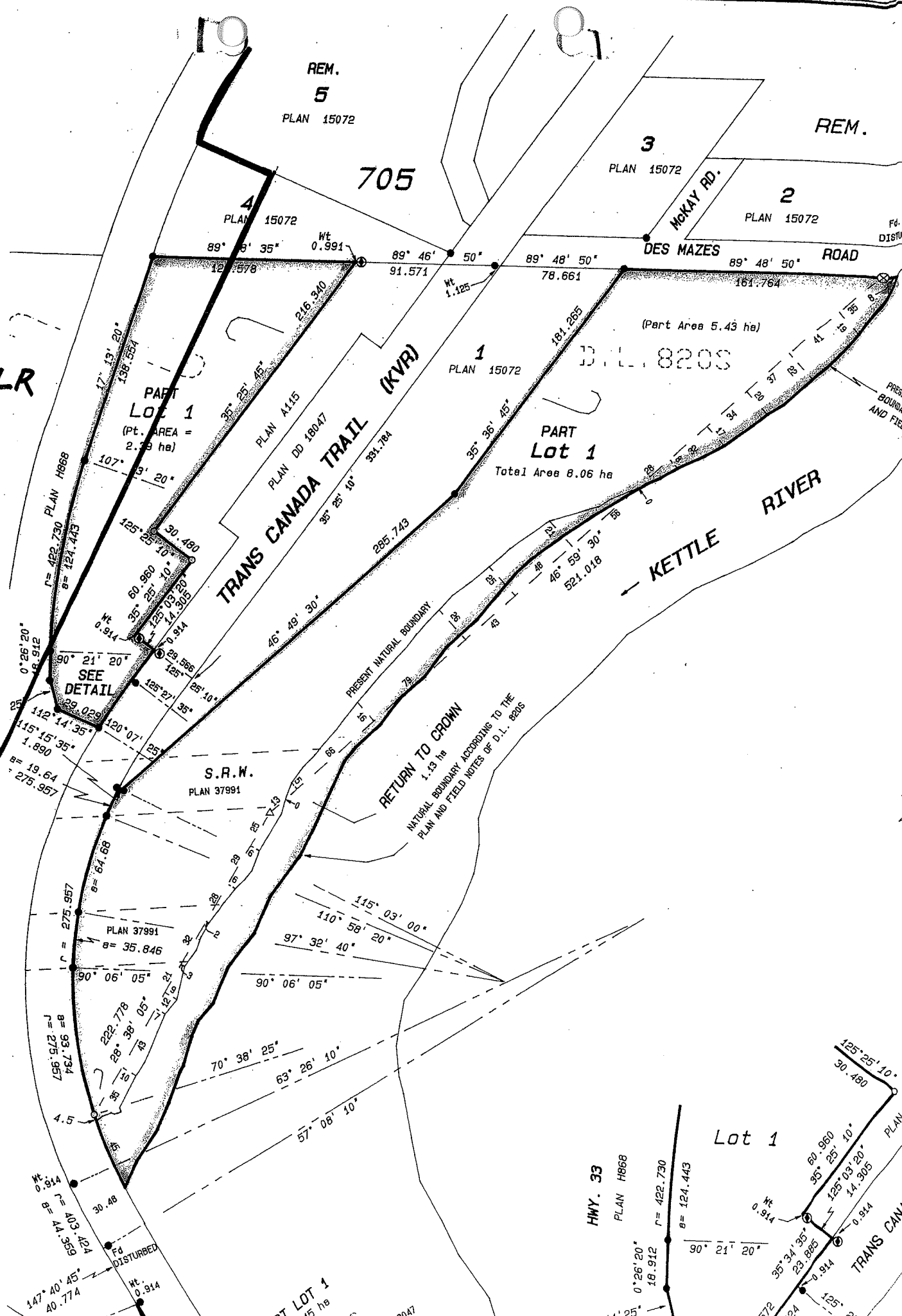
D.L. 8205

PRESENT NATURAL BOUNDARY

RETURN TO CROWN  
1.23 ha  
NATURAL BOUNDARY ACCORDING TO THE  
PLAN AND FIELD NOTES OF D.L. 8205

S.R.W.  
PLAN 37991

SEE  
DETAIL



HWY. 33  
PLAN H868

Lot 1

TRANS CANADIAN

PT LOT 1  
245 ha

18047



# MINUTES OF THE PROVINCIAL AGRICULTURAL LAND COMMISSION

A meeting was held by the Provincial Agricultural Land Commission on June 12, 2007 by conference call at the offices of the Commission located at #133 – 4940 Canada Way, Burnaby, B.C.

**PRESENT:**     Monika Marshall                             Chair, Island Panel  
                  Carmen Purdy                                 Commissioner  
                  Colin Fry   Staff  
                  Terra Kaethler                             Staff  
                  Roger Cheetham                            Staff

**ABSENT:**     Grant Griffin, Commissioner

## For Consideration

**Application:**     # Q - 37466  
**Applicant:**       John Bosovich  
**Proposal:**        To subdivide a 8.0 ha parcel from the 69.0 ha subject property as divided by Hwy 33. The portion of the proposed subdivision that is in the ALR is approximately 0.8 ha.  
**Legal:**            PID: 009-851-879  
                      District Lot 820s, Similkameen Division of Yale District, EXCEPT 1) Part Coloured red on Plan attached to DD18047, 2) Plans 15072, A115 and H868, 3) Plan 35383  
**Location:**        328 Christian Valley, Westbridge, BC

## Site Inspection

No site inspection was conducted

## Discussion

ALC staff was notified of the proposed subdivision plan by the applicant on May 23, 2007. Based on the information provided by the applicant, the applicant was informed by the Regional District that the area to be subdivided was not in the ALR. After a review of the ALR boundaries, staff found that a small portion of the area to be subdivided was in the ALR.

Therefore the proposed subdivision plan went before the Commission for a resolution. The Commission assessed the impact of the proposal against the long term goal of preserving agricultural land. As the proposed subdivision is separated from the subject property by Highway 33, and the portion of the proposed subdivision within the ALR is only 0.8 ha, the Commission does not believe the proposal would impact existing or potential agricultural use of surrounding lands.

## **IT WAS**

**MOVED BY:**       Commissioner Marshall

**SECONDED BY:**   Commissioner Purdy

THAT the application be approved.

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 # 295/2007**