



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

August 29, 2007

Reply to the attention of Simone Rivers
ALC File: #ZZ - 37468

Albert and Linda Geddes
2460 Agate Bay Road
Louis Creek, BC V0E 2E0

Dear Mr. and Mrs. Geddes:

Re: Application to Subdivide land in the Agricultural Land Reserve

Please find attached the Minutes of Resolution # 432/2007 outlining the Commission's decision as it relates to the above noted application.

Yours truly,

PROVINCIAL AGRICULTURAL LAND COMMISSION

Per:

Erik Karlsen, Chair

cc: Thompson-Nicola Regional District (ALR-O-45)

Enclosure: Minutes/

SBR/lv
37468d1



MINUTES OF THE PROVINCIAL AGRICULTURAL LAND COMMISSION

A meeting was held by the Provincial Agricultural Land Commission on August 23, 2007 at the offices of the Ministry of Agriculture and Lands, Kamloops, B.C.

PRESENT:	Grant Huffman	Chair, Interior Panel
	Holly Campbell	Commissioner
	Gordon Gillette	Commissioner
	Simone Rivers	Staff
	Martin Collins	Staff

For Consideration

Application: # ZZ- 37468
Applicant: Albert and Linda Geddes
Proposal: To subdivide the 23.8 ha property into a 7.8 ha property and a 16 ha property as divided by Agate Bay Road.
Legal: PID: 013-186-361
District Lot 2192, Kamloops Division of Yale District, Containing 59.50 Acres More or Less EXCEPT Plan KAP49231
Location: 2460 Agate Bay Road, Louis Creek

Site Inspection

A site inspection was conducted on August 23, 2007. Those in attendance were:

- Grant Huffman Chair, Interior Panel
- Holly Campbell Commissioner
- Gordon Gillette Commissioner
- Simone Rivers Staff
- Martin Collins Staff
- Albert and Linda Geddes Applicants

The Commission met the applicants on the property. It noted that the land south of the road was cleared and improved for agricultural use. The existing home on the property is located on the north side and there are no residences on the southern portion of the property. The Commission also noted that the adjacent properties were used for hay production.

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

The agricultural capability of the soil of the subject property is rated as 80% Class 1 – 20% Class 5 MP improvable to (80% Class 1 – 20% Class 4PM)

Class 1 – Land in this class either has no or only very slight limitations that restrict its use for the production of common agricultural crops.

Class 4 – Land in this class has limitations that require special management practices or severely 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 P stoniness

The Commission believed that the subject property, especially the area south of the road, has excellent agricultural capability and is suitably designated as ALR.

Assessment of Agricultural Suitability

The Commission 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.

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 considered the impact of subdivision and noted that should the property be subdivided a new residence would likely be built on the south side of the road, alienating productive agricultural land. The Commission believes the proposal would impact existing or potential agricultural use of the subject property.

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 Gillette

SECONDED BY: Commissioner Campbell

THAT the application be refused.

CARRIED

Resolution # 432/2007



Staff Report
Application # ZZ – 37468
Applicant: Albert and Linda Geddes

DATE RECEIVED: June 4, 2007

DATE PREPARED: August 2, 2007

TO: Chair and Commissioners – Interior Panel

FROM: Simone Rivers, Land Use Planner

PROPOSAL: To subdivide the 23.8 ha property into a 7.8 ha property and a 16 ha property as divided by Agate Bay Road.

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: 013-186-361
District Lot 2192, Kamloops Division of Yale District, Containing 59.50 Acres More or Less
EXCEPT Plan KAP49231

Purchase Date:

March 2006

Location of Property:

2460 Agate Bay Road, Louis Creek

Size of Property:

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

Present use of the Property:

Residential, rocky and treed and part of the subject property is unused bare land with a gently slope and one third is wetlands.

Surrounding Land Uses:

WEST: Steep/Mountain and hayland
SOUTH: CrownLand, Hillside
EAST: Hayland/grazing land
NORTH: Steep Mountain, unusable

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:

Regional Growth Strategy - Schedule "A" of Bylaw No. 1767
Designation: N/A

Zoning Bylaw and Designation:

Zoning: Bylaw No. 940 (2002)
Designation: RL-1 (Rural)
Minimum Lot Size: 4 ha

LOCAL GOVERNMENT RECOMMENDATIONS/COMMENTS:

No comments or recommendations as per policy

STAFF COMMENTS:

Staff note the following:


- The applicants bought the property in 2006
- The property is rated as 80% Class 1 - 20% Class 4PM (limitations of Stoniness and Soil Moisture Deficiency)
- The applicants state that the portion of the property on the north side of the road is sloping steep and extremely rocky. They further state that the portion on the south side of the road is bare with a gentle slope and that approximately 1/3 is wetland.

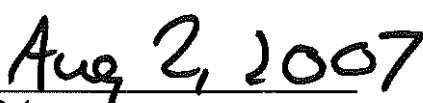
Staff recommend a site visit to evaluate the agricultural capability of the property as well as the nature of surrounding agricultural operations.

ATTACHMENTS:

- Sketch of proposed subdivision (submitted by the applicants)
- ALC Context Map - 92P.010 - 1:50,000 (created by ALC Staff)
- Airphoto - 2005 - 1:10,000 (created by ALC Staff)

END OF REPORT


Signature

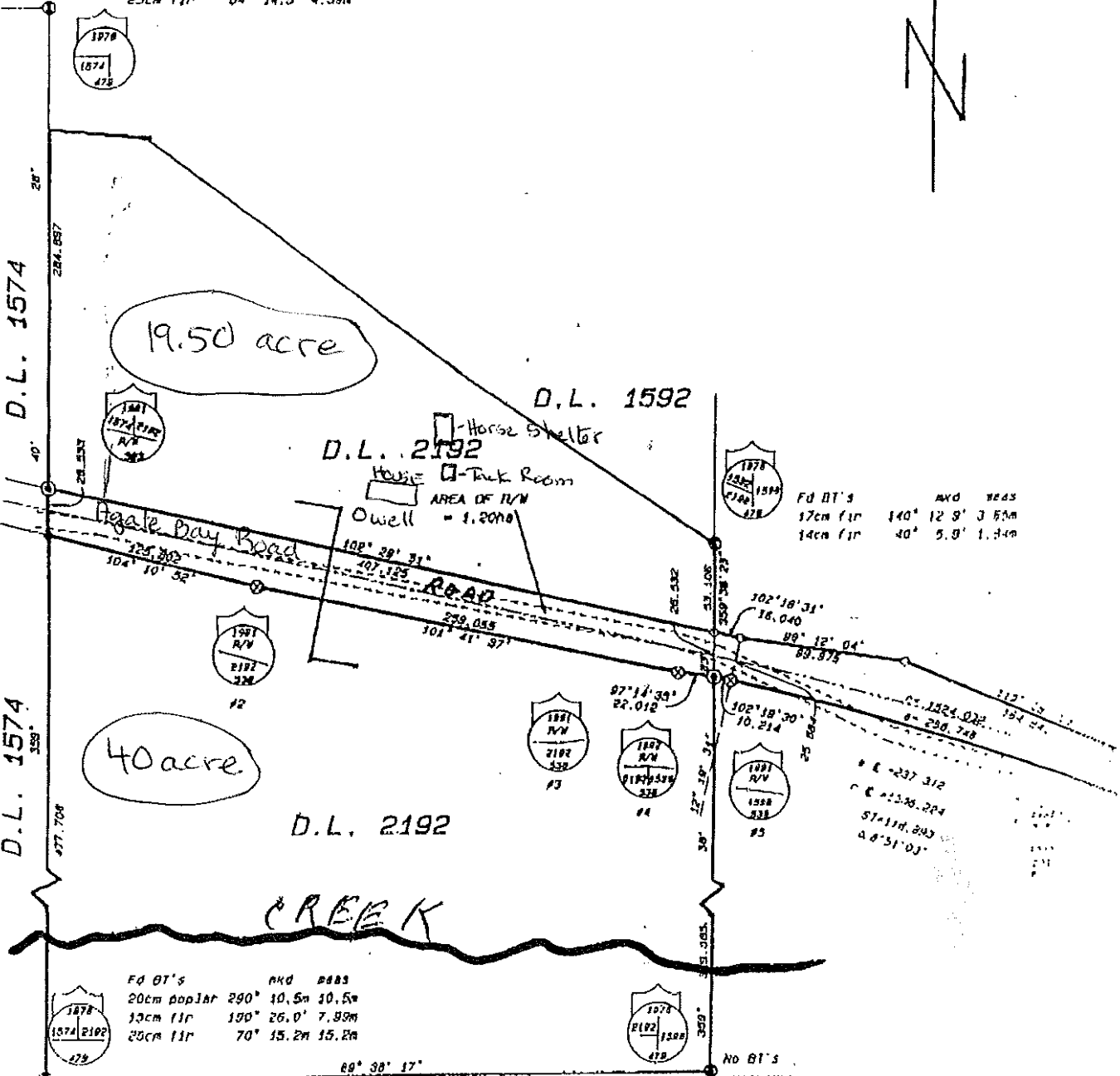

Date

Squam Bay

FD BT'S	AND	MEAS
20cm fir	316°	0.7' 2.89m
20cm fir	38°	12.0' 3.67m
25cm fir	64°	14.5' 4.39m

FD BT'S	AND	MEAS
17cm fir	140°	12.9' 3.95m
14cm fir	40°	5.9' 1.80m

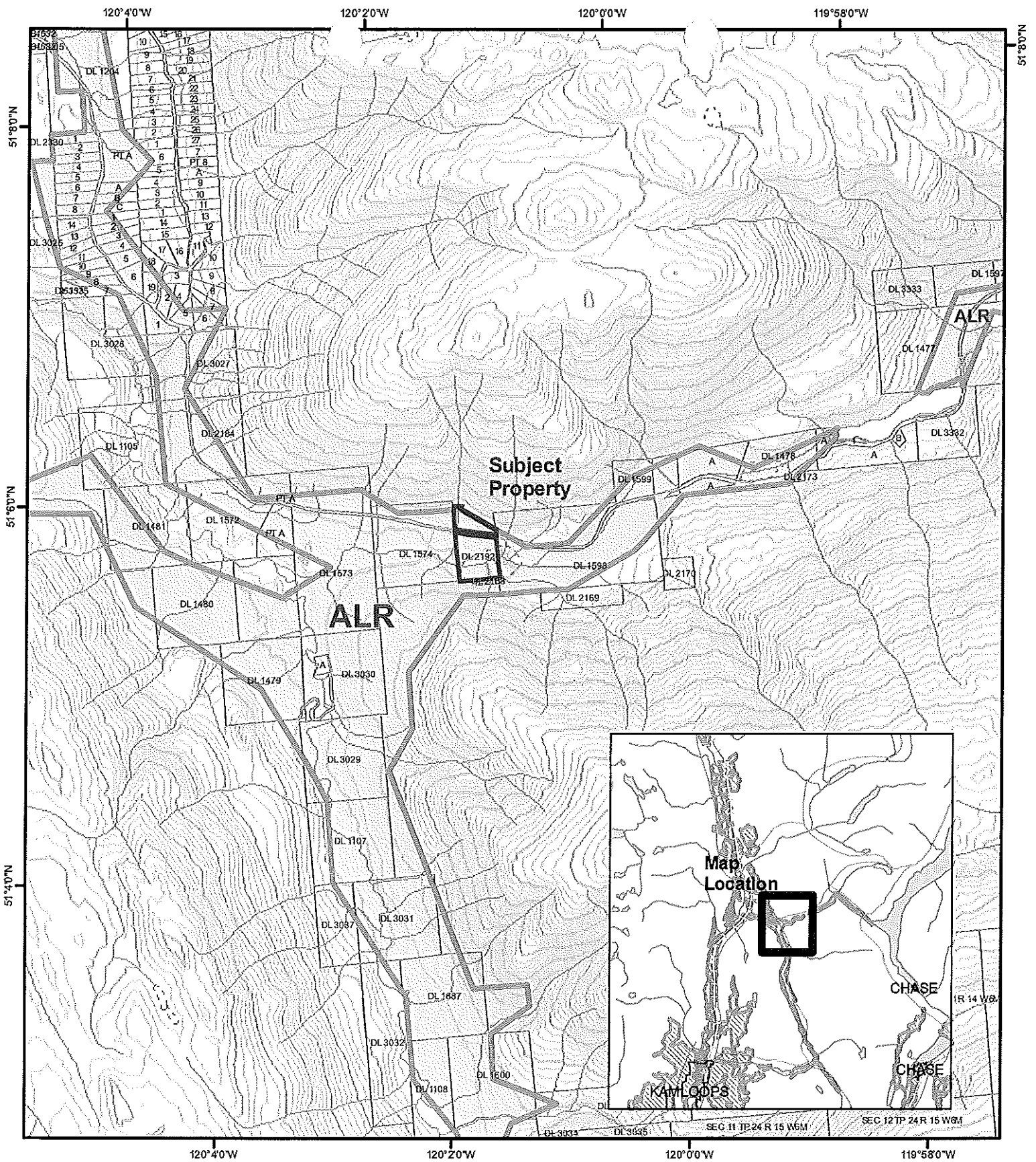
FD BT'S	AND	MEAS
20cm poplar	290°	10.5m 30.5m
13cm fir	190°	26.0' 7.93m
25cm fir	70°	15.2m 45.2m



TOWNSEND & ASSOCIATES
 LAND SURVEYORS
 1400
 D.C. VILLAGE
 1554
 1554

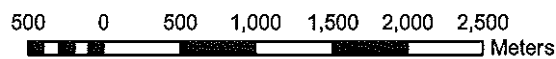
FEBRUARY 1993
 1554

THIS PLAN SHOWS THE RESULTS OF A SURVEY



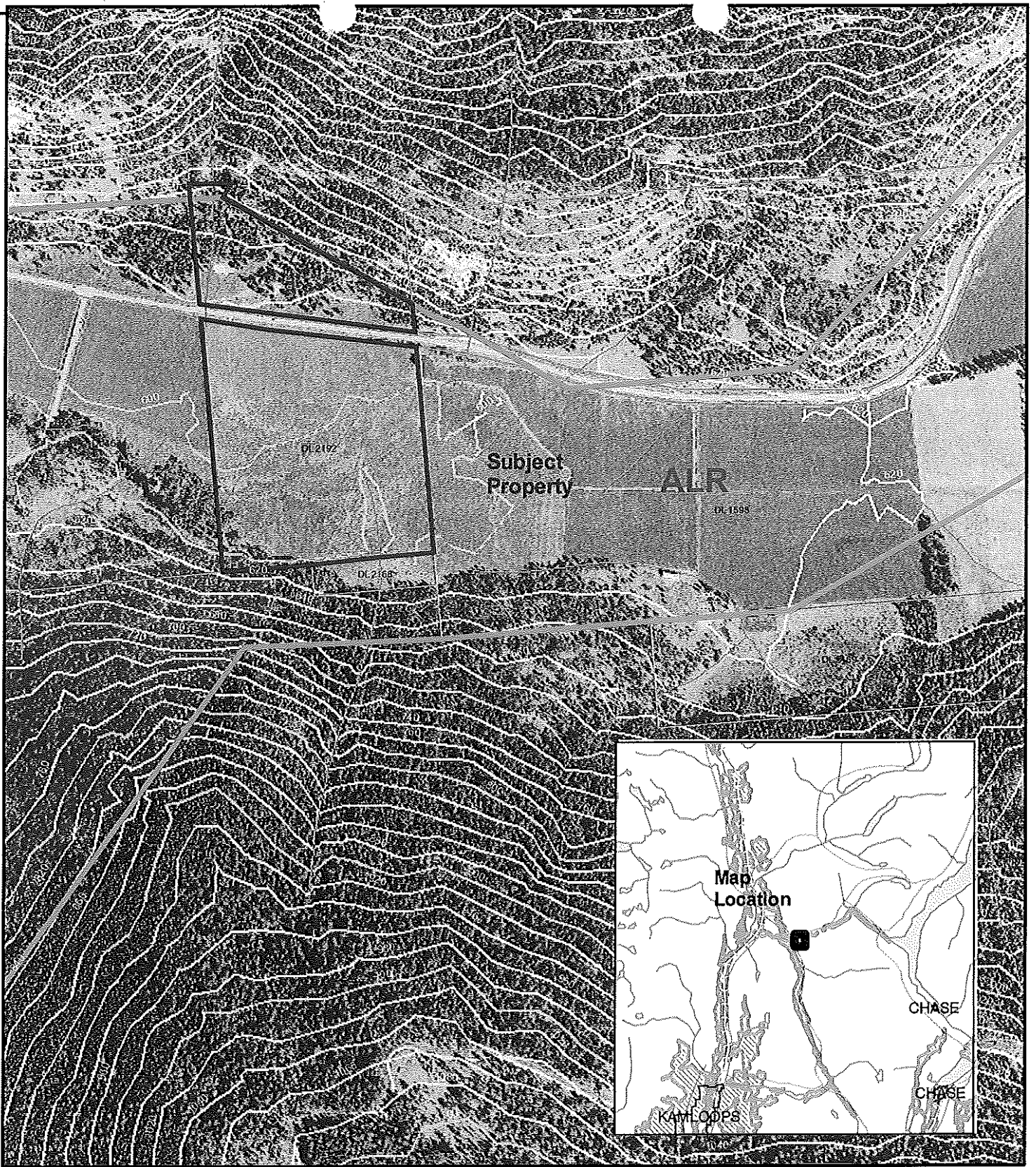
ALR Context Map

Map Scale: 1:50,000



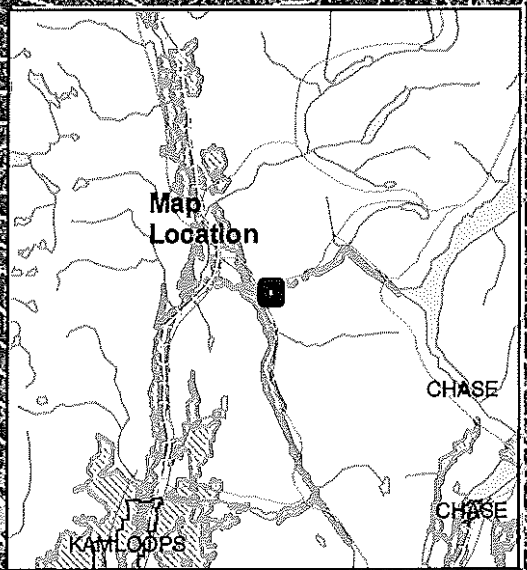
ALC File #:	21-07-37468
Mapsheets #:	92P.010
Map Produced:	July 12, 2007
Regional District:	Thompson-Nicola

51°50'N



Subject Property

ALR



Map Location

CHASE

KAMLOOPS

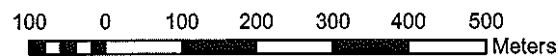
CHASE

120°20'W



Orthophoto - 2005

Map Scale: 1:10,000



ALC File #: 21-07-37468

Mapsheet #: 92P.010

Map Produced: July 12, 2007

Regional District: Thompson-Nicola