



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

March 17, 2008

Reply to the attention of Brandy Ridout
ALC File: #T-37482

Ken Lihou
#78 Hollingsworth Road
Cherryville, BC V0E2G3

Dear Mr. Lihou:

Re: Application to subdivide land in the Agricultural Land Reserve

Please find attached the Minutes of Resolution # 69/2008 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:

A handwritten signature in black ink, appearing to read 'Erik Karlsen', written over a light blue horizontal line.

Erik Karlsen, Chair

cc: Regional District of North Okanagan (07-0081-E-ALR)

Enclosure: Minutes/Sketch Plan

BR
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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 majority of the ALR portion of the subject property is Class 2 with a limitation of undesirable soil structure. Class 2 land has minor limitations that require good ongoing management practices or slightly restrict the range of crops, or both.

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 believed that the presence of the highway was an impediment to farming the property as a unit.

Assessment of Impact on Agriculture

The Commission also assessed the impact of the proposal against the long-term goal of preserving agricultural land. It did not believe that the proposal would have a negative impact on existing or potential agricultural use of the subject property or surrounding lands. It believed that the remainder would be large enough to support agricultural uses and the 3.5 ha lot could also support some agriculture.

Assessment of Other Factors

The Commission noted that when the previous application to subdivide along the highway was refused, the ALR boundary in this area was different. In 1981, approximately 40 ha were in the ALR (only a small amount of the northeast portion of the property was not in the ALR) whereas currently only 17 ha are in the ALR. As the ALR boundary current follows the highway for two thirds of the proposed lot, the subdivision is akin to subdivision along the ALR boundary on that section of the property.

IT WAS

MOVED BY: Commissioner Irvine
SECONDED BY: Commissioner Sidhu

THAT the application to subdivide a 3.5 ha lot from the 50.2 ha subject property along Highway 6 be approved on the grounds that the highway is an impediment to farming the property as a unit.

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 #69/2008

386000 387

64.75ha

63.94ha

SEC. 27

5567000

2

1

PLAN 22519

7.990ha

3.292ha

1

P.39761

3.976ha

LOT 1

KAP 14644

LOT 2

7205

PLAN 33624

10.138ha

1

P.30978

KAP 7205

1

P.30615

22463

25448

LOT 1

3909

LOT 2

LOT 3

LOT 4

P. 25091

2

1

8.520ha

1

P. 25091

1

1

1

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1

1

1

1

1

PLAN 27474

22.395ha

+

STAINES ROAD

NORTH FORK ROAD

OGDEN ROAD

FORK ROAD

MC KAY ROAD

WHITECOTTON ROAD

RINGLE ROAD

Hwy 6

BC HYDRO

AT151

PCL. W OF P. 663

PLAN 66

PLAN 663

PLAN 663

PLAN 663

PLAN 663

PLAN 663

PLAN 663

PLAN 663

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PLAN 663

SW1/4

11.404ha

1

P. 28826

KAP 17742

1

A

KAP 54174

4.516ha

1

A

PLAN 29206

11.145ha

1

1

1

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1

1

1

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D.L.

10.647ha

+

S1/2

50.238ha

+

389.771

300.652

12.113ha

148

3.853ha

148A

3.768ha

147

5.455ha

148B

5.369ha

149

8.923ha

150

+

+

+

+

+

+

EMAIINDER = THE PARCEL

APPLICATION TO SUBDIVIDE TO KEEP IN E.A.L.R.

CABIN WOODSHED

WHITECOTTON HOME PASTURE


GRAZING PASTURE


WORKS YARD

HOME FIELD

DRIVEWAY

Provincial Agricultural Land Commission
Application #T-37482
Resolution #69/2008

 Subject property

 3.5 ha area approved for subdivision in the ALR

PCL. W OF P. 663

160 161 162 163

PLAN 66

B14147

PLAN 663

12

11

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