



Agricultural Land Commission
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November 26, 2007

Reply to the attention of Brandy Ridout
ALC File: H-37588

Michael and Geri McKenzie
Site 8 - Comp 96 - 1350 Kirkpatrick Road
Tappen, BC V0E2X0

Dear Mr. and Mrs. McKenzie:

Re: Application to subdivide land in the Agricultural Land Reserve

Please find attached the Minutes of Resolution # 563/2007 outlining the Commission's decision as it relates to the above noted application.

Yours truly,

PROVINCIAL AGRICULTURAL LAND COMMISSION

Per. 

Erik Karlsen, Chair

cc: Columbia Shuswap Regional District (LC2361-C)

Enclosure: Minutes



MINUTES OF THE PROVINCIAL AGRICULTURAL LAND COMMISSION

A meeting was held by the Provincial Agricultural Land Commission on November 9, 2007 at the Ministry of Agriculture and Lands offices located at 4607 - 23rd St, Vernon, BC.

PRESENT:	Sue Irvine	Chair, Okanagan Panel
	Roger Mayer	Commissioner
	Sid Sidhu	Commissioner
	Brandy Ridout	Staff
	Martin Collins	Staff

For Consideration

Application: # H- 37588
Applicant: Michael and Geri McKenzie
Proposal: Subdivision for a Relative: To subdivide a 0.5 ha parcel from the 3 ha subject property to provide a home site for the owners' son.
Legal: PID: 012-139-297
Lot 8, Section 21, Township 21, Range 10, W6M, Kamloops Division
Yale District, Plan 670, EXCEPT Plans H9620, H716 and KAP72969
Location: 1350 Kirkpatrick Road, Tappen

Site Inspection

A site inspection was conducted on November 8, 2007. Those in attendance were:

- Sue Irvine Chair, Okanagan Panel
- Sid Sidhu Commissioner
- Roger Mayer Commissioner
- Brandy Ridout Staff
- Martin Collins Staff
- Michael McKenzie Applicant

Mr. McKenzie confirmed that the staff report dated October 29, 2007 was received and no errors were identified.

The Commission noted that while the property was not currently being used for agriculture, the area proposed for subdivision was fenced and had likely been used for a horse or livestock in the past.

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

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 subject property is Class 2 with a limitation of cumulative and minor adverse characteristics. 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 factors such as encroaching non-farm development have caused or will cause the land to become unsuitable for agriculture. It was noted that the property had been reduced in size due to highway takings on both the eastern and western property lines. Despite this, the Commission believed that the current size of the property did not reduce its suitability for agriculture.

Assessment of Impact on Agriculture

The Commission also assessed the impact of the proposal against the long term goal of preserving agricultural land. It believed that a further reduction in lot size would have a negative impact on the agricultural suitability of the property. It also did not wish to see an additional residential lot in this area because of concerns with conflict between urban and rural uses.

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 have a negative impact on existing or potential agricultural use of the subject property and surrounding lands.
4. That the proposal is inconsistent with the objective of the *Agricultural Land Commission Act* to preserve agricultural land.

IT WAS

MOVED BY: Commissioner Sidhu
SECONDED BY: Commissioner Irvine

THAT the application to subdivide a 0.5 ha parcel from the 3 ha subject property to provide a home site for the owners' son be refused on the grounds that subdivision would reduce the agricultural suitability of the subject property and introduce a residential lot into the area.

CARRIED

Resolution # 563/2007