



Agricultural Land Commission
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March 26, 2008

Reply to the attention of Brandy Ridout
ALC File: #T-37742

Anton Rupp
727 Grandview Bench Road
Salmon Arm, BC V1E4M3

Dear Mr. Rupp:

Re: Application to subdivide land in the Agricultural Land Reserve

Please find attached the Minutes of Resolution # 72/2008 outlining the Commission's decision as it relates to the above noted application.

Yours truly,

PROVINCIAL AGRICULTURAL LAND COMMISSION

Per:

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

Erik Karlsen, Chair

cc: Regional District of North Okanagan (07-0273-F-ALR)

Enclosure: Minutes

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MINUTES OF THE PROVINCIAL AGRICULTURAL LAND COMMISSION

A meeting was held by the Provincial Agricultural Land Commission on March 6, 2008 in Vernon, BC.

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

For Consideration

Application: # T- 37742
Applicant: Anton Rupp
Agent: Browne Johnson Land Surveyors
Proposal: To subdivide a 7.6 ha lot from a 27.2 ha parcel
Legal: NE $\frac{1}{4}$, Section 27, Township 19, Range 9, W6M, Kamloops Division
Yale District, EXCEPT (1) S $\frac{1}{2}$ of the N $\frac{1}{2}$ of the W $\frac{1}{2}$ of legal
subdivision 10; (2) S $\frac{1}{2}$ of the W $\frac{1}{2}$ of legal subdivision 10; (3) Plans
6109, 36785 and KAP56392 (PID: 013-914-693)
Location: 727 Grandview Bench Road

Site Inspection

A site inspection was conducted on March 5, 2008. Those in attendance were:

- Sue Irvine Chair, Okanagan Panel
- Sid Sidhu Commissioner
- Roger Mayer Commissioner
- Brandy Ridout Staff
- Tony & Colleen Rupp Applicants
- Bob Holtby Agent

Mr. Holtby confirmed that the staff report dated January 2, 2008 was received and no errors were identified.

The Commission viewed both parts of the property as divided by the road. The applicant outlined the difficulties of moving materials/livestock across the road. The applicant commented on the relevant application listed in the Staff Report (#T-36759), stating that Old Sicamous Road is not trafficked to the same extent as Grandview Bench Road.

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 majority of the soil of the subject property is 70% Class 5TP and 30% Class 4TM. Class 4 land has limitations that require special management practices or severely restrict the range of crops, or both. Class 5 land has limitations that restrict its capability to producing perennial forage crops or other specially adapted crops. Subclasses: M-soil moisture deficiency, P-stoniness, T-topography

It is indicated by Bob Holtby that as there is no public provision of water, it would be inappropriate to use the improved rating as part of decision making. He indicates that the soil of the subject property is predominantly Class 5 with limitations of topography and soil moisture deficiency.

Assessment of Agricultural Suitability

The Commission assessed whether factors, such as division by a road, have caused or will cause the land to become unsuitable for agriculture. Although Grandview Bench Road divides the property, the Commission believed that the obstacle provided by the presence of the road could be mitigated through management practices and did not justify subdividing the property.

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 noted that agriculture has taken place on the property as a single unit in the past and did not believe in this case that two agricultural parcels would be more beneficial for agriculture than the parcel in its current configuration. The Commission believed that the subject parcel had more agricultural value as a single unit and that subdivision would negatively impact the agricultural opportunities available to the subject property in the long-term.

IT WAS

MOVED BY: Commissioner Sidhu
SECONDED BY: Commissioner Irvine

THAT the application to subdivide a 7.6 ha lot from a 27.2 ha parcel be refused.

CARRIED

Resolution #72/2008