



**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: #H-37832

Cherie Prosser  
Box 160 - 2963 Gyp Road  
Falkland, BC V0E1W0

Dear Ms. Prosser:

**Re: Application to subdivide in the Agricultural Land Reserve**

Please find attached the Minutes of Resolution #68/2008 outlining the Commission's decision as it relates to the above noted application. As agent, it is your responsibility to notify your client accordingly. Attached is a sketch plan showing the Commission's decision. Also attached is a copy of the Commission's *Homesite Severance Policy*.

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 be 'Erik Karlsen', written over a light grey background.

Erik Karlsen, Chair

cc: Columbia Shuswap Regional District (LC2371-D)

Enclosure: Minutes/Sketch Plan/*Policy*

BR  
i\37832d1



## **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 4 with limitations of stoniness and soil moisture deficiency. Class 4 land has limitations that require special management practices or severely 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. Although the subject property is adjacent to a rural residential subdivision, the Commission did not believe this rendered 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. It was noted that Byron & Joan Siddall are eligible for consideration under the *Homesite Severance Policy* as they have owned and occupied the S½ of NE¼, Section 36, Township 17, Range 12, W6M, KDYD since December 21, 1972. However, the Commission believed that subdivision of a homesite lot from the S½ of NE¼ would have more of a negative impact on agriculture than subdivision of the subject property as it would introduce a residential lot into a more intensive agriculture area. As such, the Commission would allow the proposed subdivision in lieu of a homesite severance.

The Commission considered the approved subdivision to satisfy the *Homesite Severance Policy* and would not consider a future request under the *Policy* on any property owned by the applicants, including the S½ of NE¼, Section 36, Township 17, Range 12, W6M, KDYD and the S½ of NW¼ Section 36, Township 17, Range 12, W6M, KDYD.



**IT WAS**

**MOVED BY:** Commissioner Mayer

**SECONDED BY:** Commissioner Irvine

THAT the application be approved on the grounds that the proposed subdivision would have less of a negative impact on agriculture than the subdivision of a homesite lot from the S½ of NE¼.

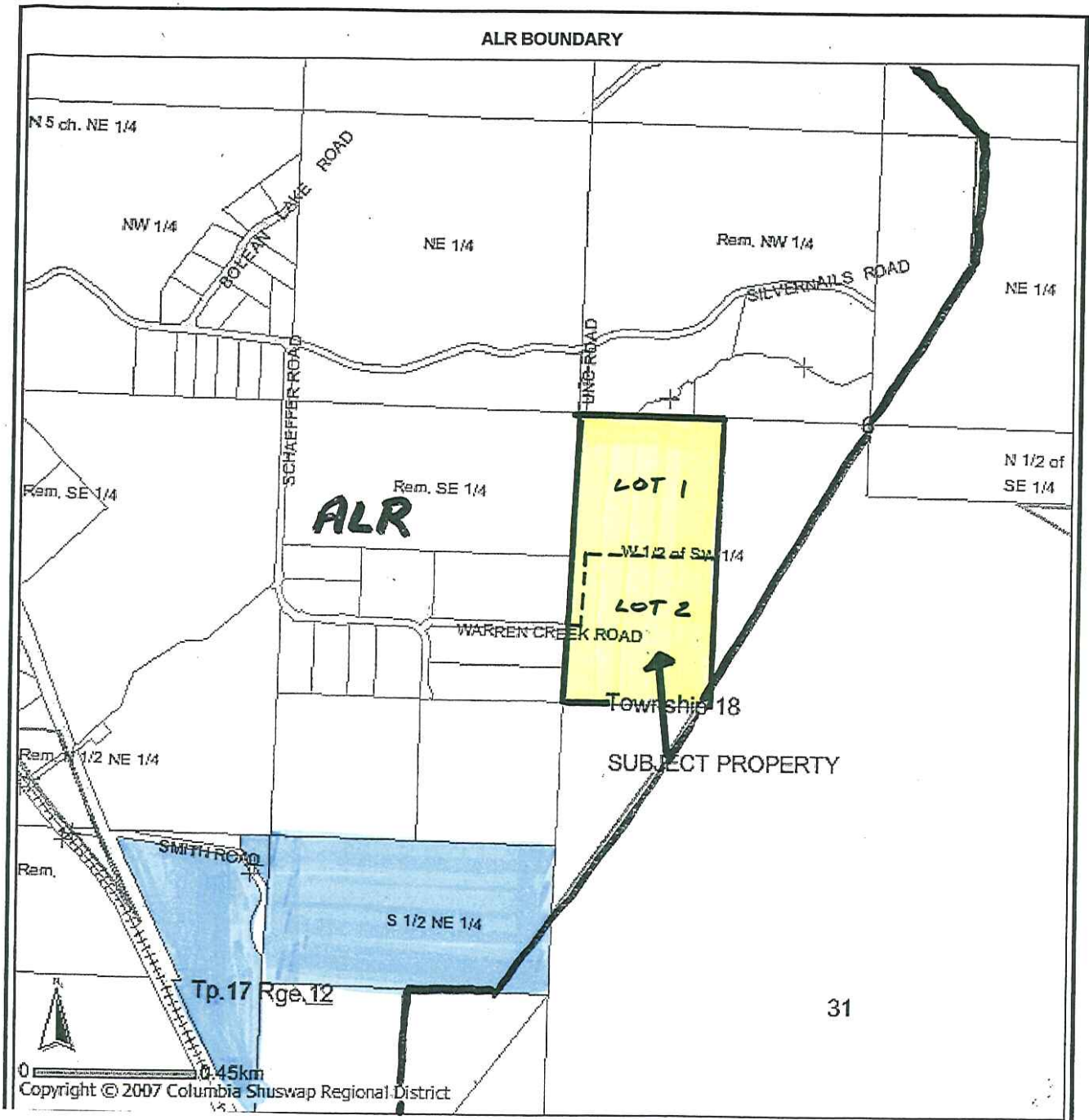
AND THAT the approval is subject to the following conditions:

- 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.
- As the subdivision is approved in lieu of a homesite severance, it is granted for the sole benefit of the applicants and is non-transferable.

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 #68/2008**



Provincial Agricultural Land Commission  
 Application #H-37832  
 Resolution #68/2008

- Approved subdivision in the ALR
- Other properties owned by applicant