



Agricultural Land Commission
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March 4, 2008

Reply to the attention of Simone Rivers
ALC File: ZZ-37839

Ross Thompson
6088 Gardi Road
Kamloops, BC V1S2A1

Dear Mr. Tompson:

Re: Application to Subdivide land in the Agricultural Land Reserve


Please find attached the Minutes of Resolution # 44/2008 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:


Erik Karlsen, Chair

cc: Thompson-Nicola Regional District (ALR-J-75)

Enclosure: Minutes/Sketch Plan

SBR/37839d1

- Class 3 – Land in this class has limitations that require moderately intensive management practices or moderately 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.
- Class 6 – Land in this class is non-arable but is capable of producing native and or uncultivated perennial forage crops.

The Commission believes that the subject property has limited agricultural capability due to rugged topography, stoniness and aridity limitations. It believes the property consists of marginal grazing lands with little or no hay potential as irrigation water is not available.

Assessment of Impact on Agriculture

The Commission also assessed the impact of the proposal against the long term goal of preserving agricultural land. It recalled that it had previously approved, by Resolution 200/2007 the extraction of gravel from the subject property. It further noted that the majority of private land in this area has largely been subdivided. The majority of subdivision were done prior to the creation of the Agricultural Land Reserve but some subdivision has been allowed by the Commission. The Commission does not believe the proposal will impact existing or potential agricultural use of surrounding lands.

Assessment of Other Factors

The Commission noted that the Local Government Report stated that Lot B did not meet the required 10% perimeter road frontage requirement of the TNRD bylaws. The Commission will take this into consideration when evaluating whether or not a final subdivision plan is in substantial compliance with its resolution. The Commission expects that the final proposal be as close as possible to the one proposed.

Conclusions

1. That the proposal will not impact agriculture.
2. That the proposal is not inconsistent with the objective of the *Agricultural Land Commission Act* to preserve agricultural land.

IT WAS

MOVED BY: Commissioner Campbell
SECONDED BY: Commissioner Huffman

THAT the application be allowed 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 # 44/2008