



Agricultural Land Commission
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Burnaby, British Columbia V5G 4K6
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March 26, 2008

Reply to the attention of Brandy Ridout
ALC File: #T-37998

Keith Wahlstrom, P.Eng
1851 - 33rd Street, NE
Salmon Arm, BC V1E1M9

Dear Mr. Wahlstrom:

Re: Application to include land into the Agricultural Land Reserve

Please find attached the Minutes of Resolution # 78/2008 outlining the Commission's decision as it relates to the above noted application. As agent, it is your responsibility to notify your clients accordingly.

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 (07-0877-F-ALR)

Enclosure: Minutes/Sketch Plan

BR
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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- 37998
Applicant: Albas Ventures Inc.
Agent: Keith Wahlstrom, P.Eng
Proposal: To include 0.7 ha into the Agricultural Land Reserve
Legal: PID: 008-336-245
Lot A, Section 29, Township 18, Range 8, W6M, Kamloops Division
Yale District, Plan 17943
Location: 441 Enderby Mabel Lake Road

Site Inspection

A site inspection was not conducted. The Commission recalled the previous site inspection that had taken place on the property on November 10, 2006. Those in attendance at that time were: Commissioners Irvine, McCoubrey, and Sidhu; ALC staff: Brandy Ridout; and applicants Bruce Gardiner and Doug Cliff.

Commissioner Eligible to Vote

Commissioner Mayer was not present at the site inspection. It was confirmed that a summary of the site inspection was provided thus establishing the Commissioner's eligibility to vote on the application.

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 0.7 ha portion of the subject property is 80% Class 3WM and 20% Class 5PM.

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.

Subclasses

M soil moisture deficiency
P stoniness
W excess water

Assessment of Agricultural Suitability

The Commission assessed whether factors have caused or will cause the land to become unsuitable for agriculture. The Commission noted that as the 0.7 ha area was developed as part of the hayfield on the property, it would continue to be farmed as part of that 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 recalled that the area to be included, as required under Resolution #651/2006 (application #T-37017) had been estimated at 1.3 ha and noted that only 0.7 ha were currently being proposed for inclusion. The reduction in area was a result of the Ministry of Transportation and Highways subsequently requiring a dedicated right of way connecting McNabb Road on the west of the subject property. Although the road was engineered to be as far north as possible, it would cut through part of the hayfield area, reducing the inclusion area from 1.3 ha to 0.7 ha.

IT WAS

MOVED BY: Commissioner Irvine

SECONDED BY: Commissioner Sidhu

THAT the application to include 0.7 ha into the Agricultural Land Reserve be approved

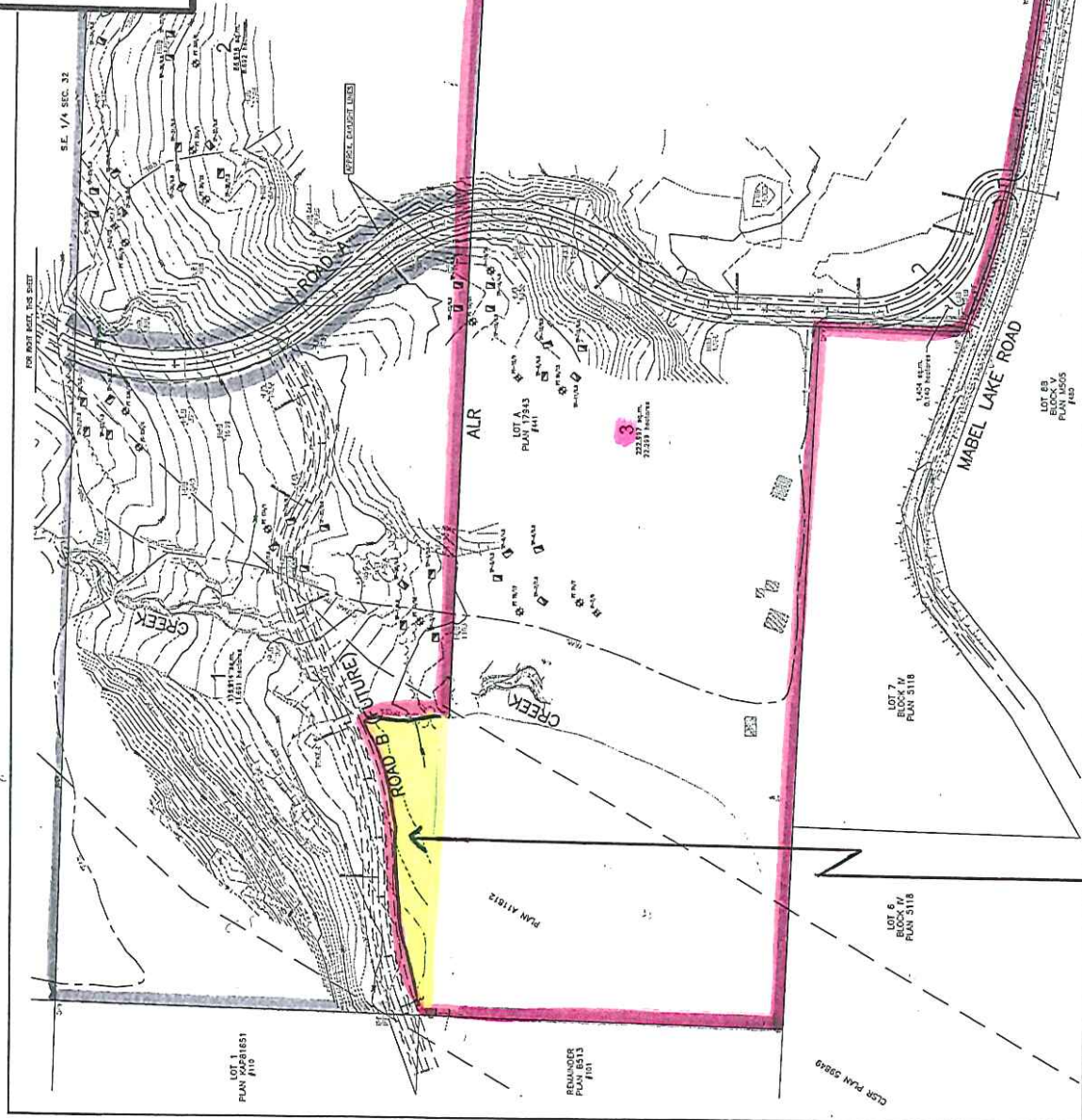
AND THAT the approval is subject to the preparation of a surveyed site plan to delineate the area to be included as per the general overall site plan submitted with the application.

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 #78/2008

Provincial Agricultural Land Commission
 Application #T-37998
 Resolution #78/2008

0.7 ha area approved for inclusion
 into the ALR



NOTE:
 WHERE THE CUT/FILL SLOPE EXTENDS BEYOND THE 20
 METER ROAD RIGHT-OF-WAY, ADDITIONAL RIGHT-OF-WAY
 SHALL BE PROVIDED TO THE EAST AND WEST OF THE
 OF SLOPE. EAST RIGHT-OF-WAY LOCATION TO BE
 DETERMINED AFTER CONSTRUCTION IS COMPLETED.

FOR APPROVAL		ALBAS VENTURES INC.	
DATE	340-DD.DWG	GENERAL OVERALL SITE PLAN	
DATE	2/11		
DATE	2-KY		
 BRITISH COLUMBIA PROVINCE OF BRITISH COLUMBIA HIGHWAY ENGINEERING		Albas Ventures Inc. 831 16th Street SE PO BOX 793 SALMON ARK, BC V1V 4W1 (250) 832-0220	
DATE	11/30/00	DATE	11/30/00
DATE	SEPT 07	DATE	JO
DATE	JO	DATE	DCR
DATE	JO	DATE	JO
 Quantum Consulting Group Ltd 3105E 31st Avenue Vernon, BC, V1T 2G9 (250) 503-1023 Fax: (250) 503-1024			
LOT 1 PLAN 5281851 #110		LOT 6 PLAN 5118	
REMAINDER PLAN 5113		LOT 7 PLAN 5118	
LOT 1 PLAN 52855		LOT 8 BLOCK 246 PLAN 52855	
FOR ROAD RIGHT, THE SLOPE		MABEL LAKE ROAD	
FOR LOT RIGHT, THE SLOPE		ROAD A	
ROAD B		ROAD C	
TULE CREEK		TULE CREEK	
SE 1/4 SEC. 32		SE 1/4 SEC. 32	

AREA TO BE ADDED TO ALR.