



Agricultural Land Commission
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Burnaby, British Columbia V5G 4K6
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October 29, 2008

Reply to the attention of Brandy Ridout
ALC File: **V-38392**

Robert and Julia Watkins
RR1 - Site 14 - Comp 24
Naramata, BC V0H1N0

Dear Mr. and Mrs. Watkins:

Re: Application to Subdivide Land in the Agricultural Land Reserve

Please find attached the Minutes of Resolution #667/2008 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:

A handwritten signature in black ink, appearing to read 'Erik Karlsen', written over a white background.

Erik Karlsen, Chair

Enclosure: Minutes/Sketch Plan

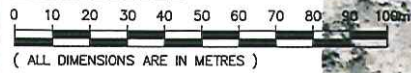
cc: Regional District of Okanagan-Similkameen (E08-01931-000)

BR
i/38392d1

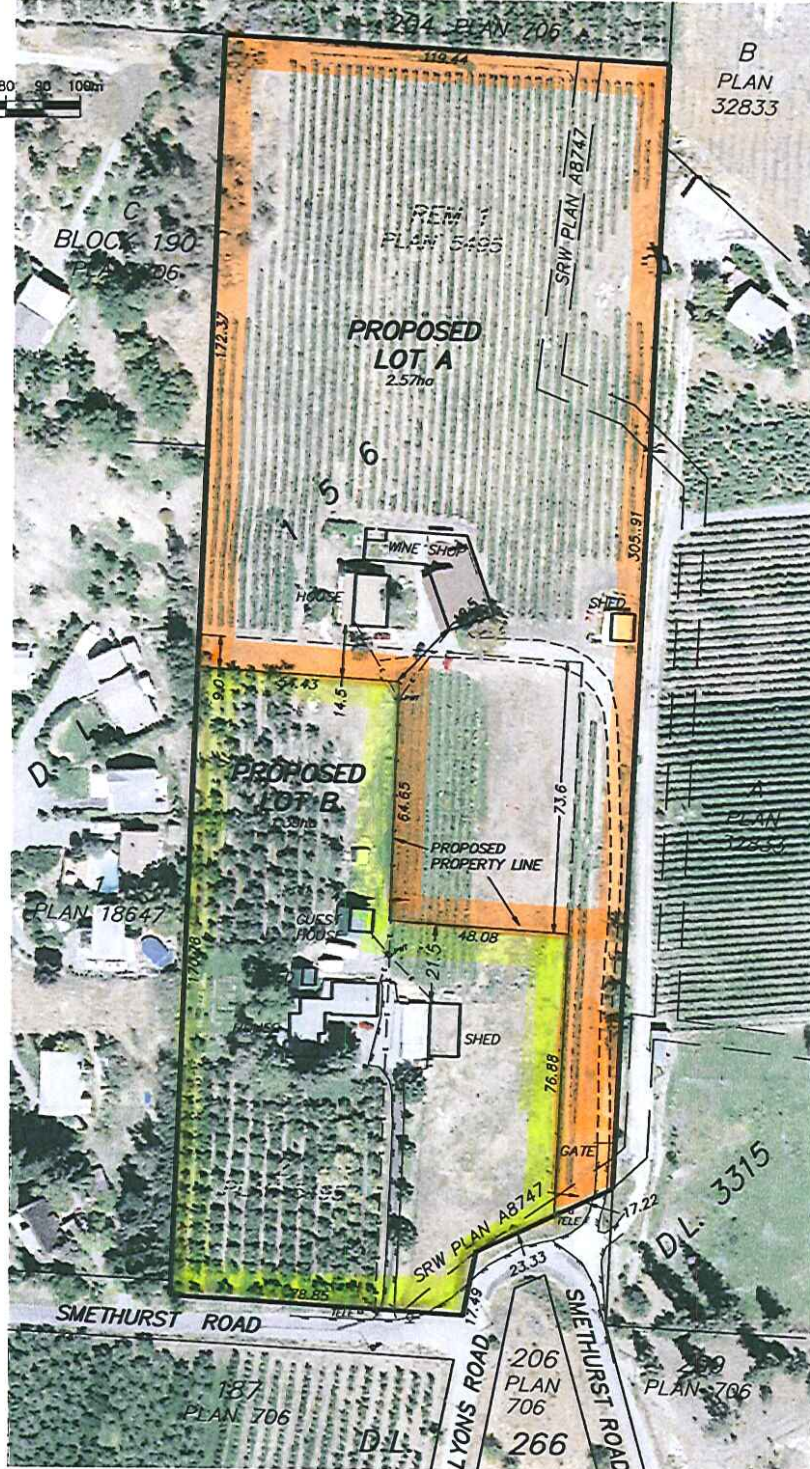
SKETCH PLAN SHOWING PROPOSED SUBDIVISION OF LOTS 1 AND 2, D.L. 156, O.D.Y.D., PLAN 5495, EXCEPT PLAN 18224.

B.C.G.S. 82E.053

SCALE : 1:1250



CIVIC ADDRESS:
1239, 1285 SMETHURST ROAD,
NARAMATA, B.C.
ZONED AG



LEGEND

DIMENSIONS BASED ON FIELD SURVEY AND LAND TITLES OFFICE RECORDS.

- POWER POLE
- POWER POLE WITH TRANSFORMER
- POWER/TELE POLE
- GUY POLE
- ANCHOR
- FIRE HYDRANT
- TELUS BOX
- OVER HEAD POWER LINE
- EDGE OF ASPHALT
- EDGE OF DIRT/GRAVEL DRIVEWAY

THIS PLAN LIES WITHIN THE REGIONAL DISTRICT OF OKANAGAN SIMILKAMEEN.

McELHANNAY ASSOCIATES
PROFESSIONAL LAND SURVEYORS

Provincial Agricultural Land Commission
Application #V-38392
Resolution #667/2008



Approved subdivision in the ALR

Discussion

The Commission assessed the impact of the proposal against the long term goal of preserving agricultural land. It recalled that the applicants are proposing the boundary line adjustment to enable the neighbouring agricultural operation to increase its output. In addition, the 30 foot strip along the existing property line will provide access for the wine shop customers parking and for better access of agricultural machinery to existing row crops on the Nichol Vineyard.

The Commission believed that the proposed property line adjustment would allow for a more efficient use of both properties from an agricultural perspective.

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 not have a negative impact on agriculture.

IT WAS

MOVED BY: Commissioner Sidhu
SECONDED BY: Commissioner Zimmermann

THAT the application to subdivide a 0.4 ha portion of the 1.8 ha subject property and consolidate it with the 2.2 ha lot to the north (Lot 1, Plan 5495, 1285 Smethurst Road) be approved 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 #667/2008