



Agricultural Land Commission
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April 2, 2009

Reply to the attention of Brandy Ridout
ALC File: **H-38452**

R.G. (Bob) Holtby, P.Ag
2533 Copper Ridge Drive
Westbank, BC V4T2X6

Dear Sir:

Re: Application to Subdivide land within the Agricultural Land Reserve

Please find attached the Minutes of Resolution #77/2009 and sketch plan outlining the Commission's decision as it relates to the above noted application. As agent, it is your responsibility to notify your client accordingly.

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

Enclosure: Minutes/Sketch Plan

cc: Columbia Shuswap Regional District (LC2388-D)

BR/
i/38452d1



A meeting was held by the Provincial Agricultural Land Commission on March 26, 2009 at Vernon, B.C.

PRESENT:	Roger Mayer	Chair, Okanagan Panel
	Gerald Zimmermann	Commissioner
	Brandy Ridout	Staff
	Martin Collins	Staff

For Consideration

Application: #H-38452
Applicant: Julia Armstrong
Agent: Bob Holtby
Proposal: To subdivide a 2.4 ha lot from the 14.7 ha subject property.
Legal: PID: 013-914-936
The South 40 Acres More or Less of The South West ¼, Section 28, Township 19, Range 9, W6M, Kamloops Division Yale District, EXCEPT Plans 20763 and 32655
Location: 81 Hall Road, Enderby

Site Inspection

No site inspection was conducted.

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.

The agricultural capability of the soil of the subject property as having mixed ratings, ranging from prime (class 3) to secondary (class 7). Class 3 – Land in this class has limitations that require moderately intensive management practices or moderately restrict the range of crops, or both. Class 7 – Land in this class has no capability for arable or sustained natural grazing

The area proposed for subdivision has class 7 ratings, signifying no agricultural capability.

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. The Commission noted that adjoining lands to the west lying outside the ALR had been subdivided into rural residential lots.

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 believes the subdivision proposal would not affect the agricultural use of surrounding adjoining lands because an existing buffer of trees and the hydro right of way effectively separate the proposed rural residential uses from farm uses.

Conclusions

1. That the land proposed for subdivision has very limited agricultural capability and should likely not be designated as ALR.
2. That the subdivision proposal will not impact agriculture.

IT WAS

MOVED BY: Commissioner Mayer
SECONDED BY: Commissioner Zimmerman

THAT the application to subdivide a 2.4 ha lot from the 14.7 ha property be allowed.

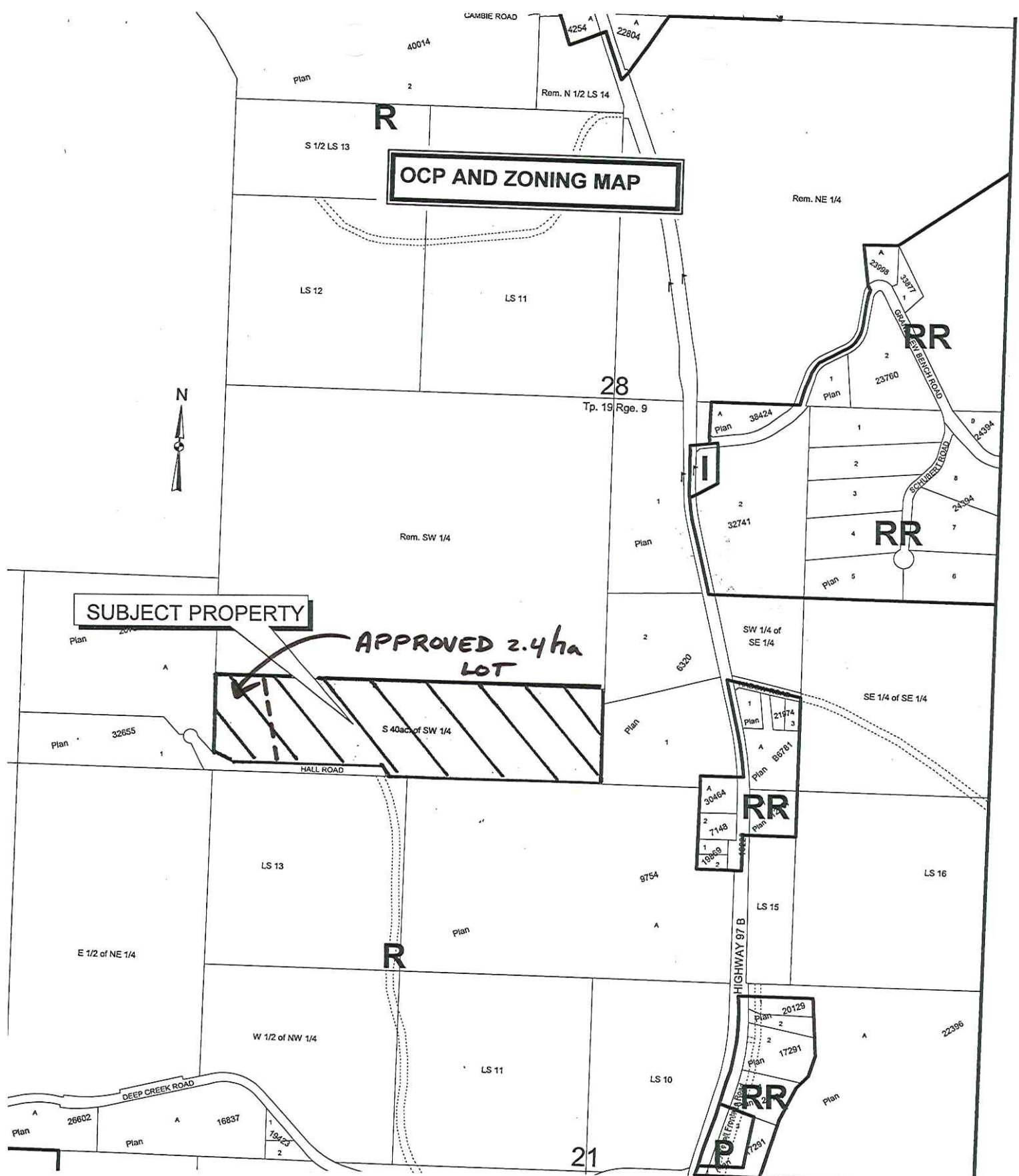
AND THAT the approval is subject to the following conditions:

- 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 #77/2009



APPLICATION H-38452
 RESOLUTION #77/2009

ALLOWED SUBDIVISION OF A 2.4 HA LOT

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