



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

April 2, 2009

Reply to the attention of Brandy Ridout
ALC File: H-38799

John and Violet Robinson
2923 Brown Road
Salmon Arm, BC V1E3H2

Dear Sir/Madam:

Re: Application to Subdivide land within the Agricultural Land Reserve

Please find attached the Minutes of Resolution #79/2009 and a sketch plan 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', is written over the printed name below.

Erik Karlsen, Chair

Enclosure: Minutes/Sketch Plan

cc: Columbia Shuswap Regional District (LC2406D)

BR/
i/38799d1



MINUTES OF THE PROVINCIAL AGRICULTURAL LAND COMMISSION

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-38799
Applicant: John and Violet Robinson
Proposal: To subdivide the 1.2 ha subject property into two 0.6 ha lots to provide a parcel for the applicant's son.
Legal: PID: 010-611-380
Lot 3, Section 31, Township 18, Range 10, West of 6th Meridian, Kamloops Division Yale District, Plan 4154
Location: Brown Rd., north of Yankee Flats

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

The agricultural capability of the soil of the subject property is complex;

- 80% Class 3 – Land in this class has limitations that require moderately intensive management practices or moderately restrict the range of crops, or both.
- 20% Class 6 – Land in this class is non-arable but is capable of producing native and or uncultivated perennial forage crops.

The limiting subclasses of the above ratings are seasonal moisture deficiency and stoniness.

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 does not believe that the land is suitable for agricultural development because the parcel is small and lies adjacent to urban uses.

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 does not believe the proposal would impact existing or potential agricultural use of surrounding lands because the proposed lots are a similar size to those that currently exist in the area. However, the Commission does require that the south boundary of the property be fenced with a page wire fence to limit trespass.

Conclusions

1. That the land under application has limited agricultural capability and largely unsuitable for agricultural use because of its small size, existing use and location.
2. That the subdivision proposal will not impact agriculture.

IT WAS

MOVED BY: Commissioner Mayer
SECONDED BY: Commissioner Zimmerman

THAT the application to subdivide the 1.2 ha lot into two 0.6 ha lots be allowed.

AND THAT the approval is subject to the following conditions:

- the construction of a fence on the south property boundary to limit trespass.
- the subdivision must be completed within three (3) years from the date of this decision.

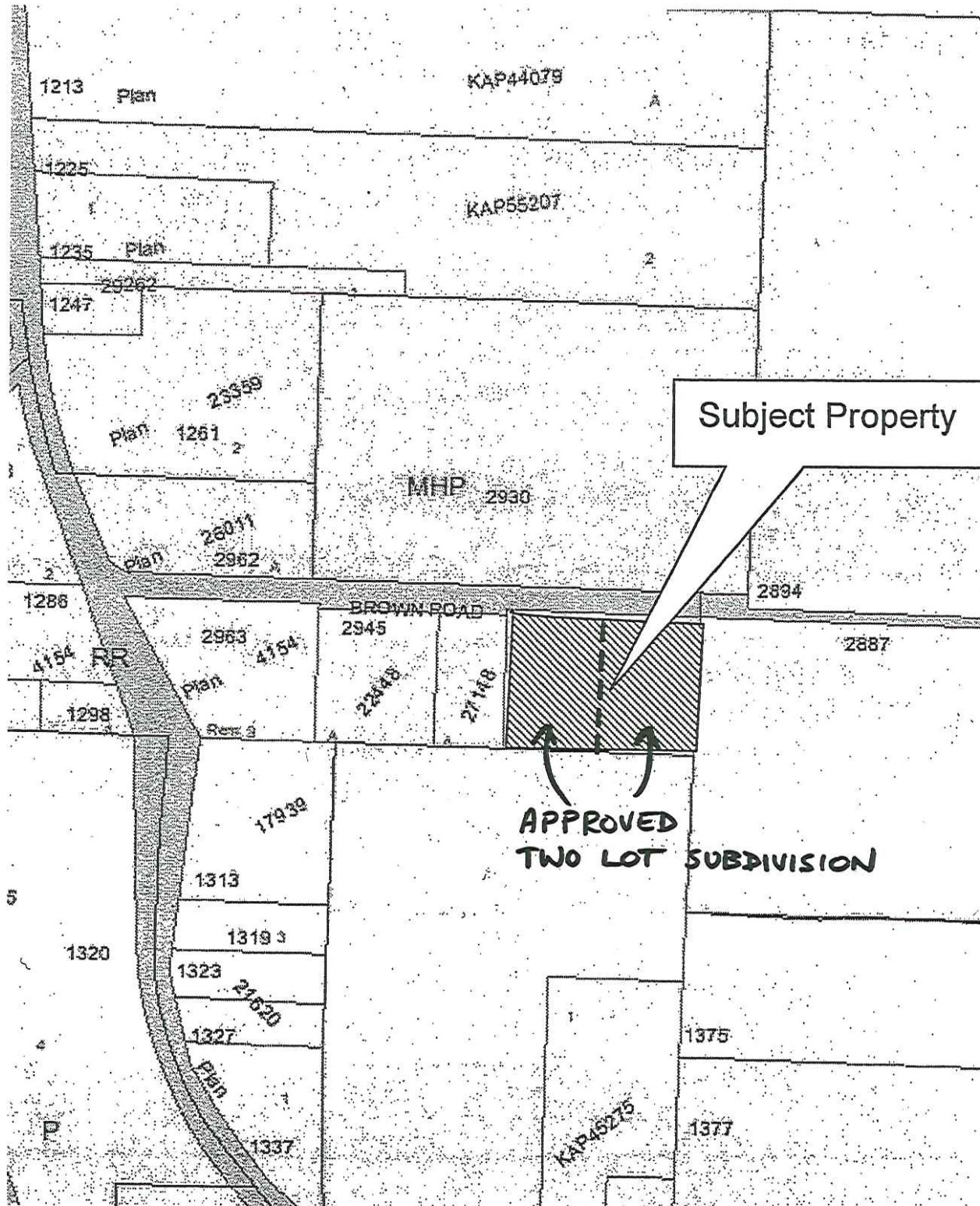
This decision does not relieve the owner or occupier of the responsibility to comply with applicable Acts, regulations, bylaws of the local government, and decisions and orders of any person or body having jurisdiction over the land under an enactment.

CARRIED
Resolution #79/2009

APPLICATION G-38799
RESOLUTION #79/2009

ALLOWED TWO LOT SUBDIVISION

LC2406D



Subject Property

APPROVED
TWO LOT SUBDIVISION