



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

July 3, 2009

Reply to the attention of Brandy Ridout
ALC File: H-38888 (45845)

Nancy Doreen Parrott
RR #1 / 2045 Tappen Notch Hill Road
Sorrento, B.C.
V0E 2W0

Dear Madam:

Re: Application to Exclude land from the Agricultural Land Reserve

Please find attached the Minutes of Resolution # 313 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. It will also confirm for the Registrar the area excluded from the ALR.

Other approvals may be necessary. Prior to proceeding, the Commission suggests you contact your Local Government.

Yours truly,

PROVINCIAL AGRICULTURAL LAND COMMISSION

Per:

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

Erik Karlsen, Chair

Enclosure: Minutes/Sketch Plan

cc: Columbia Shuswap Regional District (LC2409C)

BR/i/38888d1



MINUTES OF THE PROVINCIAL AGRICULTURAL LAND COMMISSION

A meeting was held by the Provincial Agricultural Land Commission on Wednesday, June 17th, 2009 at Vernon, B.C.

PRESENT:	Roger Mayer	Chair, Okanagan Panel
	Sid Sidhu	Commissioner
	Gordon Gillette	Commissioner
	Brandy Ridout	Staff

For Consideration

Application:	H-38888 (45845)
Applicant:	Nancy Doreen Parrott
Proposal:	To exclude 1.2 ha of the 12.4 ha subject property from the ALR. Approximately 4 ha lies within the ALR
Legal:	Lot A, Section 32, Twp 21, R. 10, W6M, KDYD, Plan 28150, Except Plan H17918
Location:	2045 Tappen Notch Hill Road, Tappen

Site Inspection

A site inspection was conducted on Tuesday, June 16th, 2009.

Those in attendance were: Commission and staff noted above
Nancy Parrott

The applicant acknowledged that she received the staff report dated May 12, 2009 and no errors or omissions were identified.

The Commission noted that the property rose steeply from Tappen Notch Hill Road to and upland area that was forested and undeveloped for agriculture. There was discussion about the applicant's potential to subdivide a 4 ha lot without exclusion, i.e. along the ALR boundary.

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 is;

Class 6 – Land in this class is non-arable but is capable of producing native and or uncultivated perennial forage crops.

Class 7 – Land in this class has no capability for arable or sustained natural grazing

The limiting subclasses are topography, stoniness and rock outcroppings

Assessment of Impact on Agriculture

The Commission assessed the impact of the exclusion proposal against the long term goal of preserving agricultural land. The Commission noted that exclusion and subdivision of the subject land would have little or no impact on agriculture because the property had no agricultural potential and it was separated from arable, cultivated farmland by a road. As such the Commission indicated that it was also prepared to accept a subdivision plan which either delineated the existing ALR, or delineated and/or divided the remnant ALR after exclusion.

Conclusions

1. That the land under application has little or no agricultural capability and is unsuitable for agricultural use.
2. That the proposal will not impact agriculture.

IT WAS

MOVED BY: Commissioner G. Gillette

SECONDED BY: Commissioner R. Mayer

THAT the application to exclude 1.2 ha be allowed.

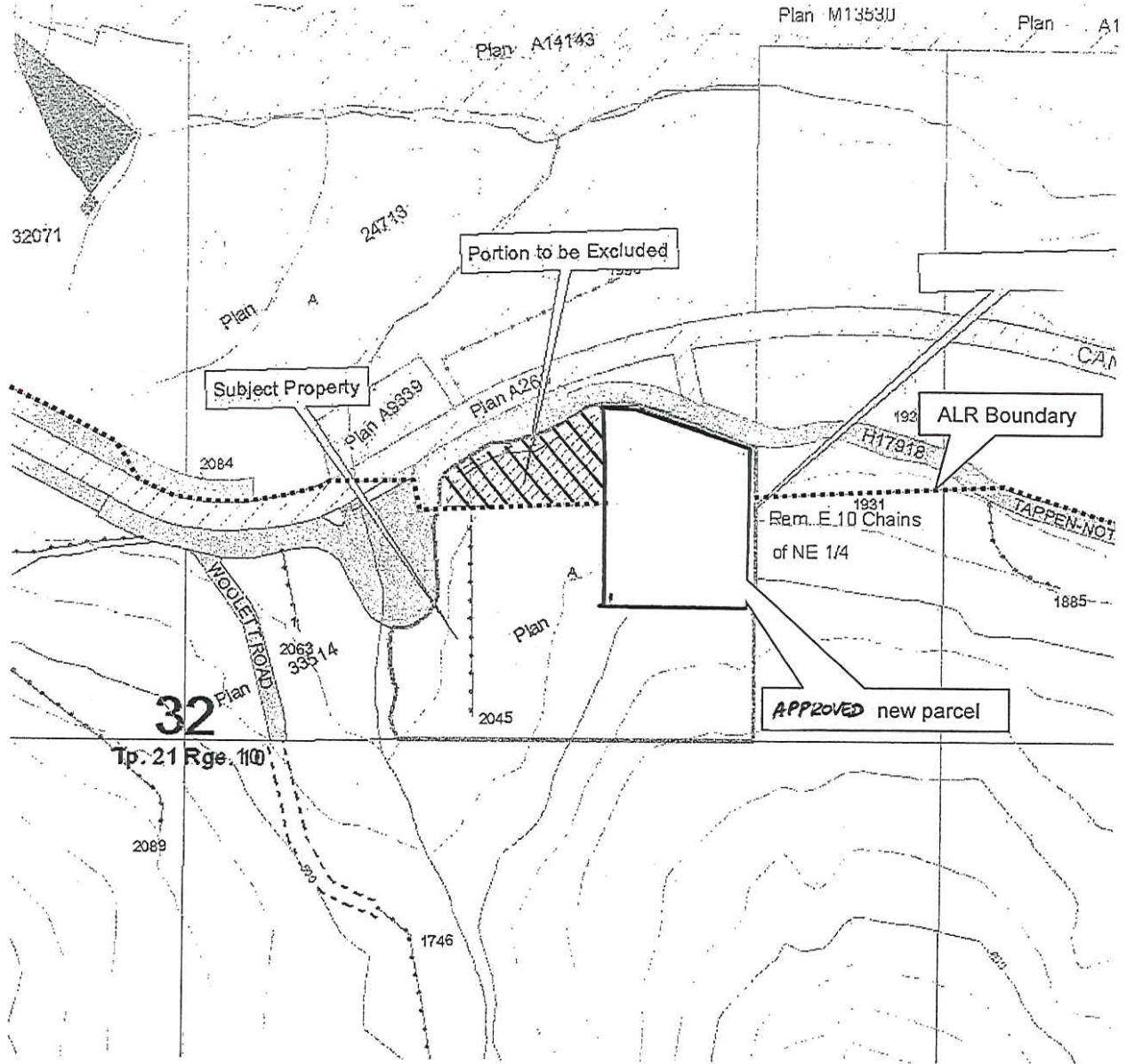
AND THAT the approval is subject to the following conditions:

- the preparation of a subdivision plan to delineate the area to be excluded per the drawing 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. This includes zoning, subdivision, or other land use bylaws, and decisions of any authorities that have jurisdiction under an enactment.

CARRIED
Resolution # 313

Site Plan



ALC APPLICATION # H-38888
RESOLUTION # 313

APPROVED EXCLUSION & SUBDIVISION