



Agricultural Land Commission
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Burnaby, British Columbia V5G 4K6
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July 8, 2009

Reply to the attention of Brandy Ridout
ALC File: H-38974 (45946)

John and Catherine Koopmans
1577 Yankee Flats Rd.
Salmon Arm, B.C.
V1E 3J4

Dear Sir/Madam:

Re: Application to Subdivide land within the Agricultural Land Reserve

Please find attached the Minutes of Resolution #361/2009 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.

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 white background.

Erik Karlsen, Chair

Enclosure: Minutes/Sketch Plan

cc: Columbia Shuswap Regional District (LC2415D)

BR/i/38974d1



MINUTES OF THE PROVINCIAL AGRICULTURAL LAND COMMISSION

A meeting was held by the Provincial Agricultural Land Commission on June 17, 2009 at the Ministry of Agriculture and Lands office, located at 4607 - 23rd St, Vernon, BC.

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

For Consideration

Application: H-38974 (45946)
Applicant: John and Catherine Koopmans
Proposal: To subdivide a 1 ha lot from the 12.6 ha property
Legal: PID 026-027-810 Lot 1, Sec. 31, Twp 18, W6M, KDYD, KAP 76212
Location: 1577 Yankee Flats Road, Salmon Valley

Site Inspection

A site inspection was conducted on Wednesday, June 17, 2007.. Those in attendance were:

- Commissioners and staff noted above
- John Koopmans

Mr Koopman confirmed that the staff report dated May 27th, 2009 was received and no errors were identified.

The Commission viewed the area proposed for subdivision, noting that the 1 ha area was not developed for agriculture and was affected by steep slopes.

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 subject property is;

- Class 3 – Land in this class has limitations that require moderately intensive management practices or moderately restrict the range of crops, or both.
- Class 4 – Land in this class has limitations that require special management practices or severely 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.

The limiting subclasses are severe topography (T), stoniness (P) and seasonal moisture deficit (M). The 1 ha area proposed for subdivision has an agricultural capability of 5TP

Assessment of Agricultural Suitability

The Commission assessed whether external factors such as encroaching non-farm development have caused or will cause the land to become unsuitable for agriculture. The Commission does not believe there are external factors that render the land unsuitable for agricultural use.

Assessment of Impact on Agriculture

The Commission also assessed the impact of the subdivision proposal against the long term goal of preserving agricultural land. Generally the Commission considers subdivision of small lots in the ALR to not be supportive of agriculture. However in this case the small lot is located on the edge of the ALR and the edge of the property. Severe topography mitigates the impact of the proposed lot on the remainder of the property, parts of which are cultivated. The Commission does not believe that the proposal would affect the existing or potential agricultural use of the remainder or surrounding lands.

Conclusions

1. That the 1 ha area under application for subdivision has limited agricultural capability and is largely unsuitable for agricultural use
2. That the subdivision of a 1 ha lot will not have an impact on agriculture on the remainder or in the surrounding area.

IT WAS

MOVED BY: Commissioner G. Gillette
SECONDED BY: Commissioner R. Mayer

THAT the application to subdivide a 1 ha lot from the 12.6 ha property be allowed.

AND THAT the approval is subject to the following conditions:

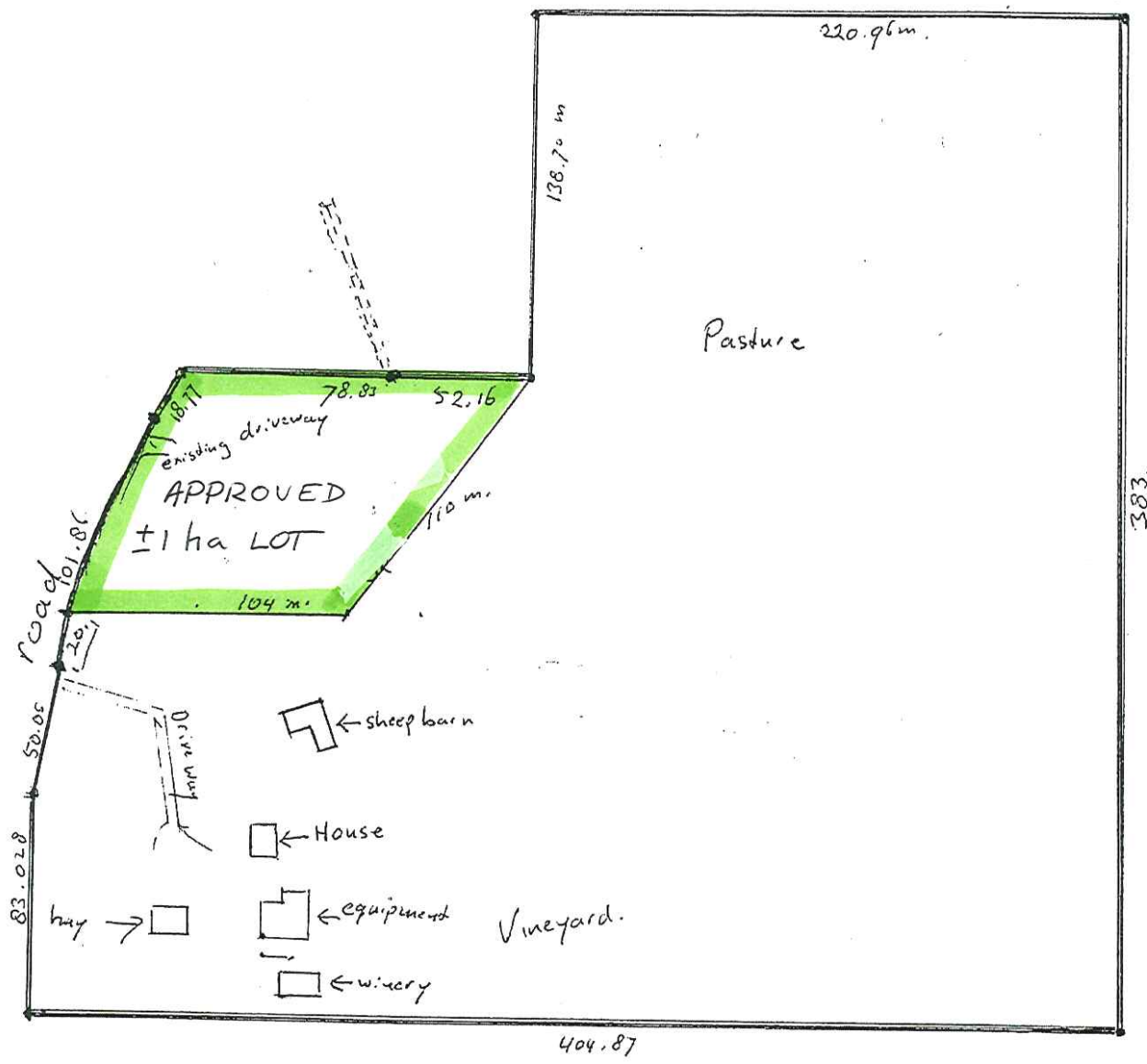
- the subdivision be in substantial compliance with the plan submitted with the application
- the subdivision must be completed within three (3) years from the date of this decision.

This decision does not relieve the owner or occupier of the responsibility to comply with applicable Acts, regulations, bylaws of the local government. This includes zoning, subdivision, or other land use bylaws, and decisions of any authorities that have jurisdiction under an enactment.

CARRIED
Resolution # 361/2009

Site Plan

Plan 76212 sec 31 Tp 18 R 10 W6M K.D.Y.O.
Scale 1:2000



ALC APPLICATION # H-38974 (45946)
RESOLUTION # 361/2009