



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

September 15, 2009

Reply to the attention of Brandy Ridout
ALC File: 50040

Gary & Margo Hartling
221 Hwy 97B
Salmon Arm, BC V1E 1X5

Dear Mr. Hartling:

Re: Application to Subdivide Land in the Agricultural Land Reserve

Please find attached the Minutes of Resolution #782/2009 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 purple ink, appearing to read 'Erik Karlsen', is written over the 'Per:' label.

Erik Karlsen, Chair

Enclosure: Minutes/Sketch Plan

cc: Gordon Robinson, 151 Highway 97B, Salmon Arm, BC, V1E 1X5
City of Salmon Arm (ALC.326)

BR/
50040d1

Commission does not believe there are factors that render the land unsuitable for agricultural use.

Assessment of Impact on Agriculture

The Commission also assessed the impact of the proposal against the long term goal of preserving agricultural land. It noted that the majority of the 4 ha area proposed to be joined to the 6.5 ha lot is of the same soil classification, has been logged in the past but has not been used as part of the farm on the 16 ha lot, and is currently treed. The Commission did not believe that the proposal would have a negative impact on agriculture on the subject properties or on existing or potential agricultural use of surrounding lands.

The Commission's one concern was that when subdivision plans were drawn up to complete the boundary line adjustment, a future road dedication connecting the highway to 40th Street NE would sever the 4 ha area proposed to be added to the 6.5 ha lot. As such, it would not allow any road dedication through the property.

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 if there is no road dedication taken through the property.

IT WAS

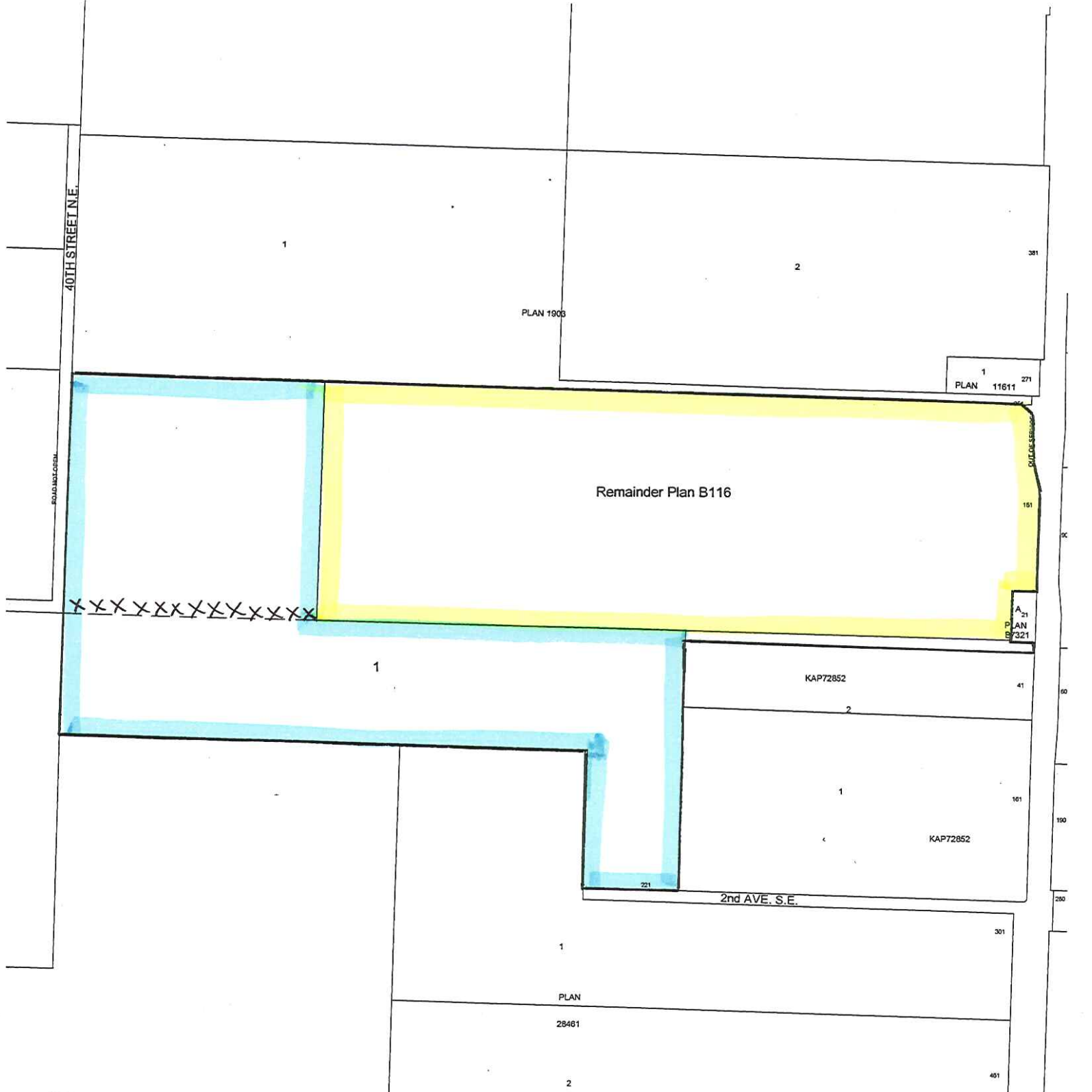
MOVED BY: Commissioner Sidhu
SECONDED BY: Commissioner Mayer

THAT the application to undertake a lot line adjustment between a 6.5 ha lot and a 16 ha lot to create a 10.5 ha lot and a 12 ha lot be approved subject to the following conditions:

- The subdivision be in substantial compliance with the plan submitted with the application.
- No road dedication be taken through the proposed 10.5 ha lot.
- 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.

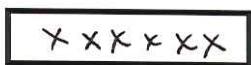
CARRIED
Resolution #782/2009



Provincial Agricultural Land Commission
Application #50040
Resolution #782/2009



Approved subdivision in the ALR



Road dedication prohibited

BLK. 2
 PLAN 1610