



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 28, 2010

Reply to the attention of Martin Collins
ALC File: 51721

John and Betty Allsop
9118 - 326th Ave
Oliver, B.C.
V0H 1T0

Dear: Sir/Madam

Re: Application to Subdivide within the Agricultural Land Reserve

Please find attached the Minutes of Resolution #2644/2010 and a 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(s) 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.

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

Yours truly,

PROVINCIAL AGRICULTURAL LAND COMMISSION

Per: 

Brian Underhill, Executive Director

Enclosure: Minutes/Sketch Plan

cc: Regional District of Okanagan Similkameen File: C-10-05772.000

MC/51721d1



A meeting was held by the Provincial Agricultural Land Commission on September 13th, 2010 at Kelowna, B.C.

PRESENT:	Richard Bullock	Chair
	Roger Mayer	Chair, Okanagan Panel
	Jim Johnson	Commissioner
	Bert Miles	Commissioner
	Martin Collins	Staff
	Brian Underhill	Staff

For Consideration

Application: 51721
Applicant: Ray Hewitt
Agent: John and Betty Allsop
Proposal: To transfer 443 sq meters from a 4.7 ha parcel to a 0.12 ha residential parcel. The 443 sq meters is triangular in shape and is currently used by the Allsop's as a yard.
Legal: PID 008-677-956; PID 008-199-671
Location: 326th Ave, south of Oliver

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, or the BC Land Inventory (BCLI), 'Land Capability Classification for Agriculture in B.C.' system.

The agricultural capability of the soil of the subject area is;

Class 2 – Land in this class has minor limitations that require good ongoing management practices or slightly restrict the range of crops, or both.

Assessment of Impact on Agriculture

The Commission also assessed the impact of the proposal against the long term goal of preserving agricultural land. Although the transfer of 443 sq meters represents a minor loss of productive capacity from the 4.7 ha farm parcel, the land's awkward triangular shape and current lawn/yard use suggest that the impact on agriculture will be minimal.

Conclusions

1. That the land under application has agricultural capability, is appropriately designated as ALR, and is suitable for agricultural use.
2. That the proposal will not impact agriculture.

IT WAS

MOVED BY: Commissioner B. Miles

SECONDED BY: Commissioner R. Mayer

THAT the application 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. This includes zoning, subdivision, or other land use bylaws, and decisions of any authorities that have jurisdiction under an enactment.

CARRIED

Resolution # 2644/2010

PLAN SHOWING SUBDIVISION OF LOT 1, PLAN 12095 AND PART OF DISTRICT LOT 2450S SIMILKAMEEN DIVISION YALE DISTRICT.

Scale: 1/4 inch = 100 feet

PLAN N;
Deposited in the
of Vancouver, B.C.
this 10th day of

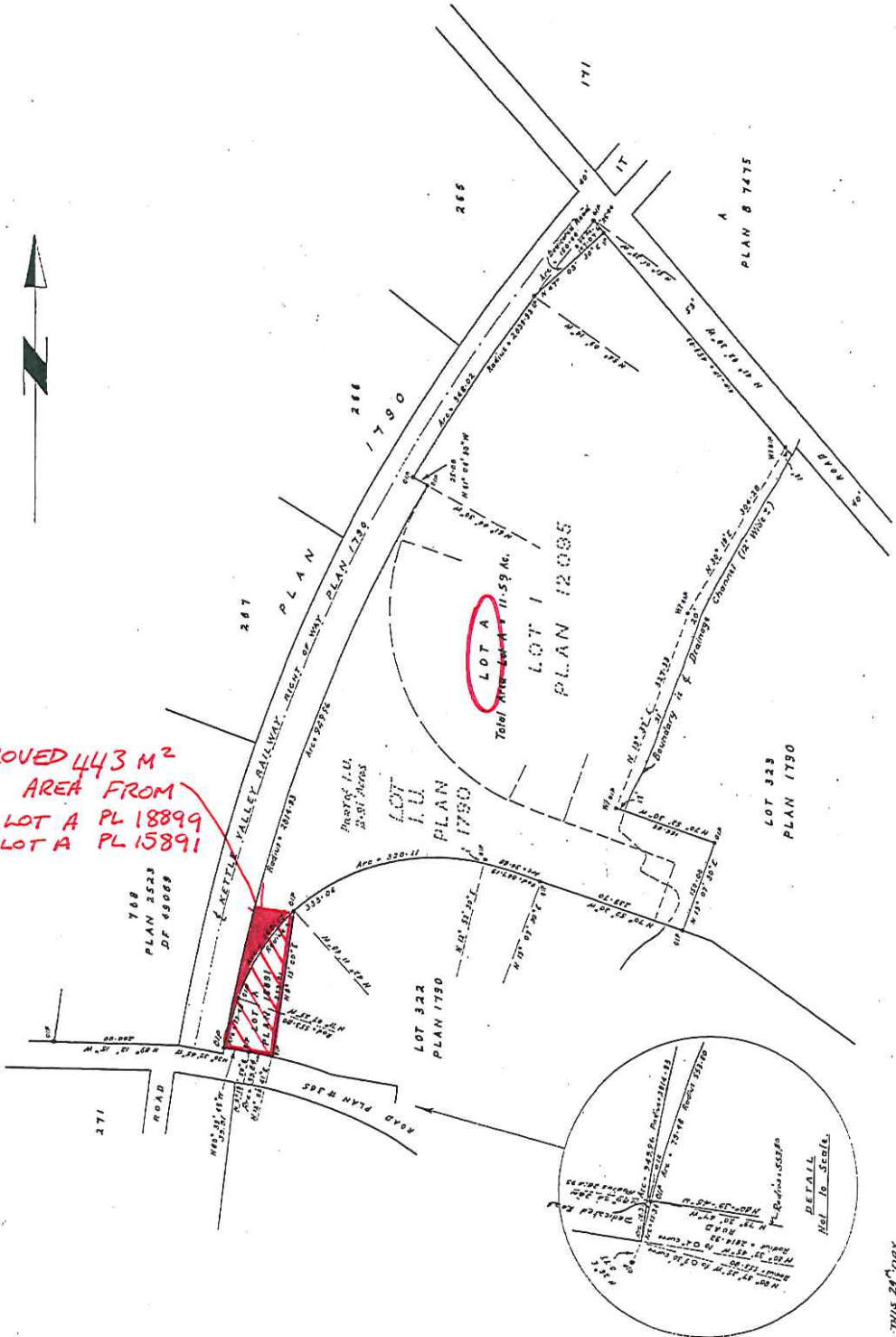
SKETCH PLAN

LEGEND:-

- One acre/1600 sq. feet found
- in block of 1600 sq. feet
- in block of 1600 sq. feet

Blockings are Approximate and are derived from Plan 12095.

APPROVED 443 M² AREA FROM LOT A PL 18899 TO LOT A PL 15891



I Philip Melchman of P
Columbia Land Surveyor
say that I was present at a
meeting of the Jury on
the 16th day of

L. Melchman
Sworn before me this 16th

A Commissioner for Lands
within British Columbia

CANADIAN PACIFIC RAILWAY CO.
AS TO PART OF - LOT 1U, PLAN 1790

R. R. Wick

RE-APPROVED THIS 24th DAY
OF January 1968
APPROVING OFFICER DEPT OF HIGHWAYS

Approved under the Land Registry Act
this 24th day of January 1968.

ALC APPLICATION 51721
RESOLUTION #2644/2010