



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: 51886

Steve Underwood
True Consulting Group
#201 -2079 Falcon Road
Kamloops, B.C.
V2C 4J2

Dear Sir:

Re: Application to Use ALR land for non farm Purpose

Please find attached the Minutes of Resolution #2641/2010 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.

As proponent it is your responsibility to notify any affected landowner of the Commission's decision. A copy of the minutes must be provided to each landowner.

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: 

Brian Underhill, Executive Director

Enclosure: Minutes/Sketch Plan

cc: Regional District of Okanagan Similkameen
Village of Keremeos

MC/51886d1



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: 51886
 Applicant: Keremeos Irrigation District
 Agent: True Consulting Group
 Proposal: To construct a water reservoir (400 sq meters) and supply main (6 meters by 500 meters) affecting 0.53 ha of ALR
 Legal: PID 007-862-229
 Location: Northwest of Keremeos

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 property is improvable to (* 3PT)

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

The limiting subclasses are stoniness and topography. The airphoto indicates that the land is not improved for agriculture.

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 proposal against the long term goal of preserving agricultural land. Commissioner Roger Mayer noted that the land proposed for the reservoir had very little agricultural potential. Furthermore the water infrastructure improvements would benefit both urban and rural water users.

Conclusions

1. That the land under application has limited agricultural capability and it largely unsuitable for agricultural use.
2. That the proposal will not negatively impact agriculture, and has potential to benefit agriculture by improving water availability.

IT WAS

MOVED BY: Commissioner R. Mayer

SECONDED BY: Commissioner B. Miles

THAT the application for a water reservoir and supply main be allowed as proposed.

AND THAT the approval is subject to the following conditions:

- the registration of the right of way plan must be completed within three (3) years from the date of this decision.
- approval for non-farm use is granted for the sole benefit of the applicant and is non-transferable.

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 #2641/2010

