



**Agricultural Land Commission**  
133-4940 Canada Way  
Burnaby, British Columbia V5G 4K6  
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www.alc.gov.bc.ca

November 14, 2011

Reply to the attention of Liz Sutton  
ALC File: 52423

Harley Hook  
PO Box 482  
Kamloops, BC  
V2C 5L2

Dear Mr. Hook:

**Re: Application to Subdivide land in the Agricultural Land Reserve**


Please find attached the Minutes of Resolution # **333/2011** 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 Local Government.

Yours truly,

PROVINCIAL AGRICULTURAL LAND COMMISSION

Per: 

Brian Underhill, Executive Director

Enclosure: Minutes/Sketch Plan

cc: Thompson-Nicola Regional District (ALR00041)

LS/  
52423d1



## MINUTES OF THE PROVINCIAL AGRICULTURAL LAND COMMISSION

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**A meeting was held by the Provincial Agricultural Land Commission on October 26, 2011 in Burnaby, B.C.**

<b>PRESENT:</b>	Gordon Gillette	Chair
	Lucille Dempsey	Commissioner
	Jerry Thibeault	Commissioner
	Jim Collins	Commissioner
	Denise Dowswell	Commissioner
	Liz Sutton	ALC Staff
	Colin Fry	ALC Staff

### **For Consideration**

Application: 52423  
Applicant: Intercorp Holdings Ltd  
Agent: Harley Hook  
Proposal: To subdivide four lots with an 8 ha minimum from a 35.5 ha property. 17.7 ha are within the ALR.  
Legal: Lt 3 District Lot 292 & the Northeast 1/4 Section 26 Township 19 Range 15 West of the 6th Meridian Kamloops Division Yale District Plan 36166  
Location: Hook Road, Monte Creek

### **Site Inspection**

No site visit was conducted.

Harley Hook confirmed that the staff report dated September 19, 2011 was received and the number of requested lots for subdivision was clarified.

### **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) system.

The agricultural capability of the soil of the subject property is:

Class 5 – Land in this class has limitations that restrict its capability to producing perennial forage crops or other specially adapted crops.

With a limiting subclass of adverse climate.

### **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. On a previous application, the Commission noted that portions of the subject property had limited agricultural capability due to topography.

### **Assessment of Impact on Agriculture**

The Commission also assessed the impact of the proposal against the long term goal of preserving agricultural land. The Commission had allowed subdivision for three lots on the previous application which has never been acted upon. The Commission believes that the addition of a fourth lot which is predominantly outside of the ALR will not negatively impact existing agriculture or potential agricultural use of surrounding lands.

## **Conclusions**

1. That the proposal will not negatively impact agriculture.

### **IT WAS**

**MOVED BY:** Commissioner Jerry Thibeault  
**SECONDED BY:** Commissioner Lucille Dempsey

THAT the application be allowed as proposed.

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 # 333/2011**



