



**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

April 16, 2012

Reply to the attention of Liz Sutton  
ALC File: #52502

Cariboo Geographic Systems  
PO Box 1270  
490 Cedar Avenue  
100 Mile House, BC  
V0K 2E0

Dear Sir/Madam:

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

Please find attached the Minutes of Resolution # 116/2012 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 (ALR44)

JC/  
52502d1



## PROVINCIAL AGRICULTURAL LAND COMMISSION

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A meeting was held by the Provincial Agricultural Land Commission on March 20, 2012 at the offices of the Commission located at #133 – 4940 Canada Way, Burnaby, B.C.

### COMMISSION MEMBERS PRESENT:

Gordon Gillette	Vice-Chair
Jerry Thibeault	Commissioner
Lucille Dempsey	Commissioner
Denise Dowswell	Commissioner
Jim Collins	Commissioner

### COMMISSION STAFF PRESENT:

Martin Collins	Regional Planner
Liz Sutton	Land Use Planner
Jennifer Carson	Land Use Planner
Colin Fry	Executive Director

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### APPLICATION ID: #52502

**PROPOSAL:** To subdivide two minimum 8 ha lots from a 66.4 ha property. The two lots would be located north of Robbins Range Road which runs through the property. (Submitted pursuant to section 21(2) of the *Agricultural Land Commission Act*)

### PROPERTY INFORMATION:

<b>Parcel ID:</b>	001-685-309
<b>Legal Description:</b>	The SouthWest 1/4 of Section 18 Township 19 Range 15 West of the 6th Meridian Kamloops Division Yale District
<b>Civic Address:</b>	3700 Robbins Range Road, Campbell Range
<b>Size:</b>	66.4 ha
<b>Area in ALR:</b>	66.4 ha
<b>Property Owner(s):</b>	Bjorn Grandberg
<b>Purchase Date:</b>	May 15, 2009

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### COMMISSION CONSIDERATION:

Section 6 of the *Agricultural Land Commission Act* identifies the purposes of the Commission 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.

## **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 soil of the subject property is

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

Class 6 – Land in this class is non-arable but is capable of producing native and or uncultivated perennial forage crops.

### **Subclasses**

P      stoniness  
T      topography

Although appropriate for cattle grazing, the subject property has limited agricultural capability.

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

One of the issues brought up by the TNRD was fencing around the area to be subdivided should the subdivision be allowed as well as cattle guards at the north and south ends of Robbins Range Road. While on the property, the Commission noted that cattle guards and fencing are already in place. The Commission does not believe the proposal would impact existing or potential agricultural use of surrounding lands.

## **Other Factors**

The applicants contacted Commission staff after the site inspection and indicated that they would be supportive of a subdivision along the Robbins Range Road, which bisects the property instead of the initial proposal. The Commission believes that in this particular case, this proposal would be more appropriate for a subdivision within the ALR.

## **CONCLUSIONS:**

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

## **IT WAS**

**MOVED BY:**            Commissioner Collins  
**SECONDED BY:**      Commissioner Thibeault

THAT the application be refused as proposed.

AND THAT the two lot subdivision along Robbins Range Road 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.

AND THAT the applicant be advised of the provisions of Section 33 of the *Agricultural Land Commission Act* which provides an applicant with the opportunity to submit a request for reconsideration.

*S.33 (1) On the written request of a person affected or on the commission's own initiative, the commission may reconsider a decision of the commission under this Act and may confirm, reverse or vary it if the commission determines that*  
*(a) evidence not available at the time of the original decision has become available,*  
*(b) all or part of the original decision was based on evidence that was in error or was false.*  
*(2) The commission must give notice of its intention to reconsider a decision under subsection (1) to any person that the commission considers is affected by the reconsideration.*

AND THAT the applicant be advised that a revised proposal does not constitute new information and will not be considered as a basis for reconsideration and the time limit for submitting a request for reconsideration is one (1) year from the date of the decision letter.

This decision does not relieve the owner or occupier of the responsibility to comply with applicable Acts, regulations, bylaws of the local government, and decisions and orders of any person or body having jurisdiction over the land under an enactment.

**CARRIED**  
**Resolution # 116/2012**

ALC #52502 (Grandberg)  
Resolution #116/2012

SKETCH PLAN OF PROPOSED SUBDIVISION OF THE SOUTH WEST 1/4 OF SECTION 18, TOWNSHIP 19, RANGE 15, WEST OF THE 6TH MERIDIAN, KAMLOOPS DIVISION YALE DISTRICT.

B.C.S.S. MAP SHEET 8201070



LEGEND

- denotes structures from aerial (Type 4)
- denotes structures from field sketch
- ▲ denotes structure from field sketch
- denotes structure from field sketch
- ▲ denotes structure from field sketch
- denotes structure from field sketch

NW 1/4 SECTION 18  
TOWNSHIP 19  
RANGE 15 WEST OF THE  
6TH MERIDIAN

Approved Lot 1  
+/- 16.3 ha

PROPOSED LOT 1  
AREA = 40/ha

PROPOSED LOT 2  
AREA = 8.3 ha

SE 1/4 SECTION 18  
TOWNSHIP 19  
RANGE 15 WEST OF THE  
6TH MERIDIAN

SW 1/4 SECTION 18  
TOWNSHIP 19  
RANGE 15 WEST OF THE  
6TH MERIDIAN

NW 1/4 SECTION 7  
TOWNSHIP 19  
RANGE 15 WEST OF THE  
6TH MERIDIAN

FILE NUMBER	DATE	APPROVED MAP SHEET
	2011-07-09	8201070