



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, 2012

Reply to the attention of Ron Wallace
ALC File: 52811

Douglas and Joanne Leatherdale
5931 40 St. N.W.
Salmon Arm, B.C.
V1E 3B6

Dear Sir/Madam:

Re: Application to Subdivide land in the Agricultural Land Reserve

Please find attached the Minutes of Resolution # **312/2012** and a sketch plan 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 the City of Salmon Arm.

Yours truly,

PROVINCIAL AGRICULTURAL LAND COMMISSION

Per: A handwritten signature in black ink, appearing to read 'Brian Underhill', written over a horizontal line.

Brian Underhill, Executive Director

Enclosure: Minutes/Sketch Plan

cc: City of Salmon Arm File: ALC 346



PROVINCIAL AGRICULTURAL LAND COMMISSION

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

COMMISSION MEMBERS PRESENT:

Richard Bullock	Chair
Jennifer Dyson	Commissioner
Sylvia Pranger	Commissioner
Jim Johnson	Commissioner
Bert Miles	Commissioner

COMMISSION STAFF PRESENT:

Ron Wallace	Land Use Planner
Brian Underhill	Executive Director

APPLICATION: # 52811

PROPOSAL: To subdivide the 8 ha lot into a 3 ha lot and a 5 ha lot as divided by the topographic break.

Legal: PID 014-085-526 Part SW ¼ , Sec. 33, Outlined in Red on Plan Attached to DD 631D, Twp 20, R. 10, W6M, KDYD, Except Plan M18606

(Submitted pursuant to section 21(2) of the *Agricultural Land Commission Act*)

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.

After review of all file information presented the Commission has concluded as follows:

1. The parcel has limited capability for agriculture as indicated by a CLI rating of 8:4T 2:6T. The primary constraint is steep slopes;
2. The proposal will not adversely impact existing or potential agricultural use of subject property because the new home is proposed on the 5 ha remnant property which has very limited capability for agriculture, and which is separated from the arable 3 ha area by a steep bank;

3. The subdivision may raise expectations for further subdivision in the ALR since adjoining parcels to the north and south are affected by the same landform;

IT WAS

MOVED BY: Commissioner Bert Miles

SECONDED BY: Commissioner Jim Johnson

THAT the application for a two lot subdivision be allowed as proposed on the grounds the westerly portion of the property has very limited capability for agricultural use.

AND THAT the approval is subject to the following condition:

- 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, and decisions and orders of any person or body having jurisdiction over the land under an enactment.

CARRIED

Resolution # 312/2012



ALC APPLICATION # 52811
RESOLUTION # 312/2012
SKETCH PLAN