



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

January 23, 2014

ALC File: #53519

Joseph and Rose Muto
381 Highway 97B NE
Salmon Arm, BC
V1E 1X5

Dear Sir/Madam:

Re: Application to Subdivide Land within the Agricultural Land Reserve (ALR)

Please find attached the Minutes of Resolution # 9/2014 as it relates to the above noted application. The Commission has also attached a Sketch Plan depicting the decision.

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.

Further correspondence with respect to this application is to be directed to Ron Wallace.

Yours truly,

PROVINCIAL AGRICULTURAL LAND COMMISSION

Per: 

Brian Underhill, Deputy Chief Executive Officer

Enclosure(s): Minutes of Resolution #9/2014
Sketch Plan

cc: City of Salmon Arm File: ALC 353

MC/53519



PROVINCIAL AGRICULTURAL LAND COMMISSION

Minutes of a meeting held by the Provincial Agricultural Land Commission (the "Commission") on January 23, 2014 at the offices of the Commission located at #133 – 4940 Canada Way, Burnaby, BC.

FOR CONSIDERATION

Application: 53519

Applicant: Joseph and Rose Muto (Muto Holdings)

Proposal: (Submitted pursuant to section 21(2) of the *Agricultural Land Commission Act*)
To subdivide the 3.6 ha property into 30 residential lots (0.12 ha) for a strata mobile home park.

Legal: PID 028-242-645 Lot 1, Section 18, Twp. 20, R. 9, W6M , KDYD, Plan EPP5053 (3.6 ha)

Location: City of Salmon Arm, Highway 97B

Background: The ALC approved, by Resolution #11892/79, a 30 unit mobile home park on the west half of the 7.4 ha subject property. The ALC reconfirmed its decision, by Resolution # 758/2008, permitting a two lot subdivision of the 7.4 ha subject property to facilitate the development of a mobile home park on the westerly 3.6 ha, subject to fencing, buffering and residential setbacks. The conditions of approval of ALC Resolution #758/2008 are completed.

Attachment: Sketch plan

DELEGATION OF DECISION-MAKING TO THE CHIEF EXECUTIVE OFFICER (CEO)

On June 27, 2011 the Commission delegated decision-making to the CEO by Resolution #016N-2011 (File: 140-60/ALC/CEO/APPL). In accordance with section 27 of the *Agricultural Land Commission Act* the Commission has specified that the following applications may be decided by the CEO.

Criterion 1

Exclusion, subdivision, non-farm use and inclusion applications that fulfill a requirement of the Commission contained in a previous decision made by resolution;

DECISION:

After reviewing the entire file material, I, Brian Underhill, Deputy Chief Executive Officer of the Commission, am satisfied that the proposal is consistent with Criterion # 1 of Resolution #016N/2011 and approve the application on behalf of the Commission.

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

RESOLUTION # 9/2014

I CERTIFY THAT THIS IS A TRUE RECORD OF THE DECISION

A handwritten signature in cursive script, appearing to read 'K. Underhill', written in black ink.

Brian Underhill, Deputy Chief Executive Officer

