



Agricultural Land Commission
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December 15, 2005

Reply to the attention of Brandy Ridout
ALC File #V-36084-0

Scott & Heather Musgrove
PO Box 1705 - 529 Willis Ranch Road
Princeton, BC - V0X 1W0

Dear Mr. and Mrs. Musgrove:

Re: Application to Exclude land from the Agriculture Land Reserve

The Provincial Agricultural Land Commission (the "Commission") has concluded its review of the application and encloses for your review the Minutes of Resolution #652/2005 outlining its decision.

If you decide to pursue the subdivision approval, please send two (2) paper prints of the final survey plans to this office. When the Commission confirms that the plans are acceptable, it will authorize the Registrar of Land Titles to accept registration of the plans.

Yours truly,

PROVINCIAL AGRICULTURAL LAND COMMISSION

Per:

Erik Karlsen, Chair

cc: Regional District of Okanagan-Similkameen - H-05-01319-010

BR/lv/Enclosure: Minutes
36084d1

MINUTES OF THE PROVINCIAL AGRICULTURAL LAND COMMISSION

Minutes of a meeting held by the Provincial Agricultural Land Commission (the "Commission") on December 8, 2005 at 8090 Highway 97, Lake Country, BC.

PRESENT: Sue Irvine Chair
Sharon McCoubrey Commissioner

ABSENT: Sid Sidhu Commissioner

STAFF: Brandy Ridout, Regional Research Officer
Martin Collins, Planner

For Consideration

Application: #V- 36084-0
Applicants: Scott & Heather Musgrove
Proposal: To exclude the 7.4 ha ALR component of the 7.8 ha subject property.
Legal: PID: 003-509-214
Lot A, District Lot 3528, Similkameen Division of Yale District, Plan 32225
Location: east of Princeton

Site Inspection

A site inspection was conducted on December 6, 2005. Those in attendance were:

- Sue Irvine & Sharon McCoubrey, Commissioners
- Brandy Ridout and Martin Collins, Agricultural Land Commission staff
- Scott Musgrove, applicant

The applicant was provided with a copy of a letter from an adjacent landowner who was concerned with water availability. It was noted that although the adjacent landowner has an agricultural operation, the land is not in the Agricultural Land Reserve (ALR).

Commission Discussion

As the subject property's previous owners started the application process and then sold the property to the current applicant, the Commission wished to clarify the new owner's reason for continuing the exclusion request. During the site visit, the applicant stated that he was interested in subdividing a lot for his parents and potentially subdividing additional lots in the future.

The Commission's main concern was the potential impact of the exclusion, and possible subsequent high-density development, on agricultural operations in the area. As such, despite the limited agricultural capability of the land, the Commission felt that exclusion was not warranted at this time. However, it would approve the creation of up to two (2) new lots.

In addition, it was noted that when a planning exercise is undertaken with the Regional District of Okanagan-Similkameen, the Town of Princeton, and the Commission to fine tune the ALR boundary in the Princeton area, exclusion may be reconsidered.

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IT WAS

MOVED BY: Commissioner Irvine

SECONDED BY: Commissioner McCoubrey

THAT the staff report be received

AND THAT the application to exclude the 7.4 ha ALR component of the 7.8 ha subject property be refused

AND THAT the subdivision of up to two (2) new lots be approved

AND FINALLY THAT this approval is subject to compliance with any other enactment, legislation or decision of any agency having jurisdiction.

CARRIED



Staff Report
Application # V – 36084-0
Applicant: Scott & Heather Musgrove
Location: East of Princeton

DATE PREPARED: November 21, 2005

TO: Chair and Commissioners – Okanagan Panel

FROM: Brandy Ridout, Regional Research Officer

PROPOSAL: To exclude the 7.4 ha ALR component of the 7.8 ha subject property.

This application is made pursuant to section 30(1) of the *Agricultural Land Commission Act*.

BACKGROUND INFORMATION:

Although the application for exclusion was originally filed by David and Joann Roberts, the property was subsequently sold. The new owners have indicated that they wish to continue with the application.

Local Government:

Regional District of Okanagan-Similkameen

Legal Description of Property:

PID: 003-509-214
Lot A, District Lot 3528, Similkameen Division Yale District, Plan 32225

Purchase Date:

December, 2003

Location of Property:

529 Willis Ranch Road - East of Princeton

Size of Property:

7.8 ha (7.4 ha is in the ALR)

Present use of the Property:

One house, one pump house and one shed.

BACKGROUND INFORMATION (continued):

Surrounding Land Uses:

WEST: Wooded - Border Princeton Provincial Park (ALR)
SOUTH: Wooded - Border Princeton Provincial Park (1/2 ALR)
EAST: Mountain Rangeland (with house) (Non-ALR)
NORTH: Residential (Non-ALR)

Agricultural Capability:

Data Source: Agricultural Capability Map # 92H/8
The majority of the property is identified as having Secondary ratings.

Zoning Bylaw and Designation:

Electoral Area H Rural Land Use Bylaw No. 1725 (1997)
Designation: Resource Area (RA)
Minimum parcel size 8 ha
Amendments to the Rural Land Use Bylaw would be required if the applicants were to subdivide the property.

LOCAL GOVERNMENT RECOMMENDATIONS/COMMENTS:

Regional District of Okanagan-Similkameen Staff: Subdivision of the property to Small Holdings (SH) may be congruent with the SH parcels to the North, but not with the remaining surrounding Resource Area (RA) designated parcels. The minimum parcel size for the SH designation ranges from 0.4 ha to 2 ha in area.

Area Director, Electoral Area 'H': No concern with application.

STAFF COMMENTS:

Staff suggests the Commission consider the following:

- Commissioner Sue Irvine attempted to conduct a site inspection on June 29, 2005 but the applicants were not onsite. She invited Holly Campbell, a Commissioner from the Interior Panel who is familiar with rangeland issues, to join her for the site inspection.
- The two Commissioners who visited the site noted that the land appeared to be a buffer between residential land to the north and the farm to the east.
- The reason for the exclusion request should be clarified, as the owner of the property has changed.

END OF REPORT



Signature



Date