



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

March 13, 2006

Reply to the attention of Simone Rivers

Deleeuw Ranch Ltd.
PO Box 124
Knutsford BC V0E 2A0

Dear Sir/Madam:

Re: **Application # ZZ-36434**
The South East ¼ of Section 27, Township 19, Range 17, West of the 6th Meridian, Kamloops Division Yale District.

The Provincial Agricultural Land Commission (the "Commission") has now concluded its review of your application to subdivide 2 ha from the above described property. The application was submitted pursuant to section 21(2) of the *Agricultural Land Commission Act* (the "ALCA").

The Commission is sorry it missed you on March 2, 2006. The Commissioners visited the property on that date and noted that the property had limited agricultural capability. It was the Commission's opinion that subdivision of the 2 ha property would have little impact on ranch operations.

Therefore, the Commission writes to advise that it approved your application subject to:

- the subdivision being in substantial compliance with the attached plan.
- compliance 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. The Commission suggests you contact City of Kamloops at your earliest convenience.

The decision noted above is recorded as Resolution #55/2006.

Please send two (2) paper prints of the final survey plans to this office well in advance of commencing registration at the Land Titles Office. When the Commission confirms that the subdivision plan is acceptable and verifies that all conditions of approval have been met it will authorize the Registrar of Land Titles to accept the application for deposit of the plan. Please quote your application number in any future correspondence.

Yours truly,

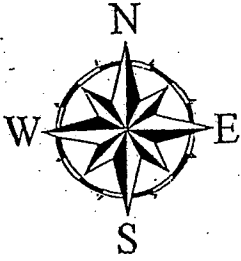
PROVINCIAL AGRICULTURAL LAND COMMISSION

Per:

Erik Karlsen, Chair

cc: City of Kamloops (#ALR-00016)
Don Knapp: Fulton & Company, 248 - 2nd Avenue, Kamloops, BC - V2C 2C9

SBR/lv/Encl./36434d1.



SUBJECT PRPROPERTY

**PROPOSED 2.023 HA PARCEL
APPROVED**

TP.19 R.17 W.6M.

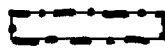
KAMLOOPS PROV. FOR.

Mitchell
Lake

Provincial Agricultural Land Commission

Application: ZZ-36434-0

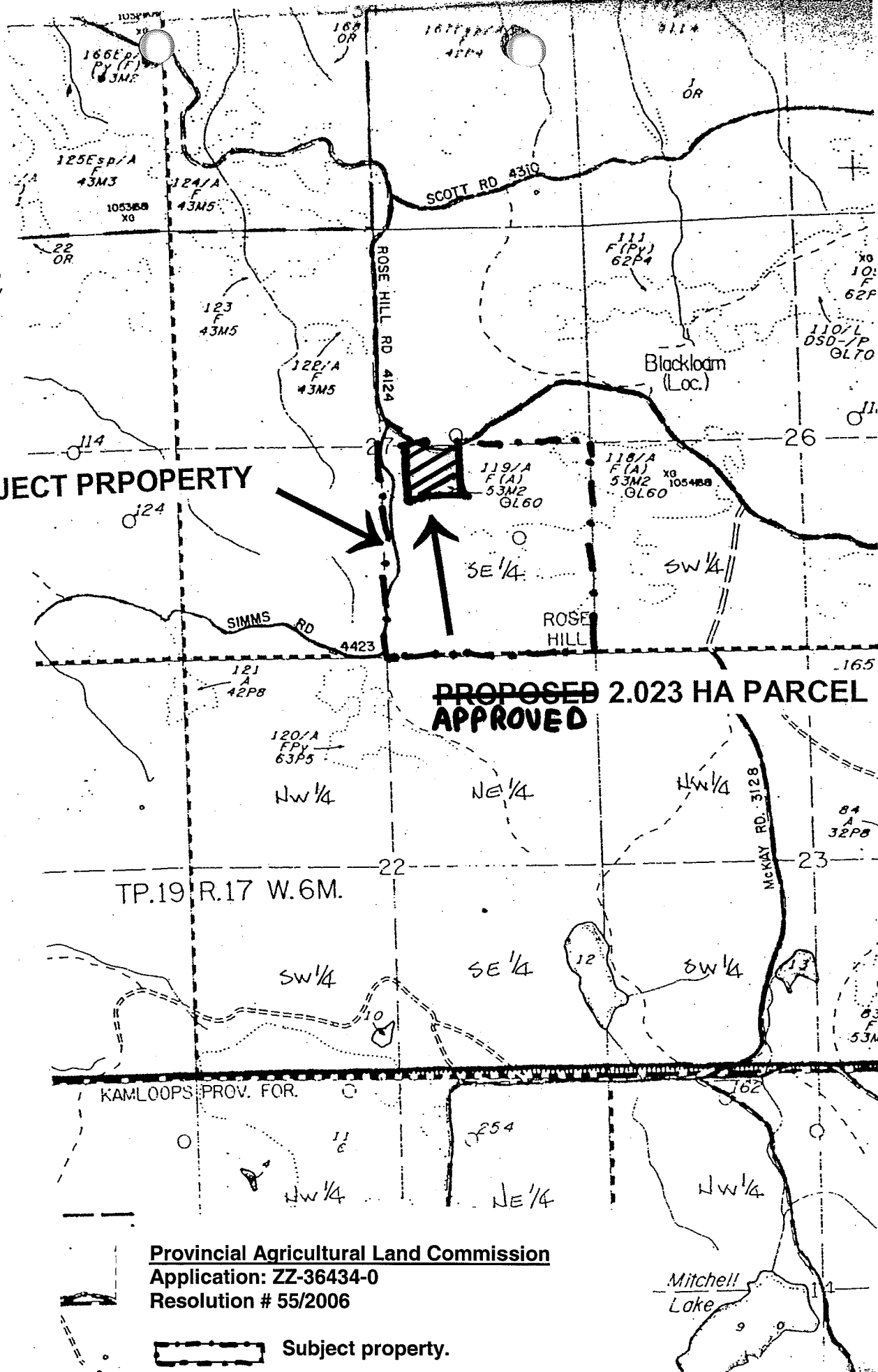
Resolution # 55/2006



Subject property.



2 ha area approved for subdivision.





Staff Report
Application # ZZ – 36434 – 0
Applicant: Deleeuw Ranch Ltd.
Agent: Fulton & Company

DATE RECEIVED: December 30, 2005

DATE PREPARED: February 10, 2006

TO: Chair and Commissioners – Interior Panel

FROM: Simone Rivers, Regional Research Officer

PROPOSAL: To subdivide a 2 ha lot from the 65.6 ha parcel.

This application is made pursuant to section 21(2) of the *Agricultural Land Commission Act*.

BACKGROUND INFORMATION:

The subject property is located in the Rose Hill neighborhood and is part of the Deleeuw Ranch, which is a fully-contained cattle ranch operation. The ranch owns approximately 1416 ha of land. The property is currently part of an estate settlement of the late Hilbert Deleeuw. A double-wide trailer was placed on the 2.0 ha subject property in 1976. The son of Hilbert Deleeuw has since occupied the parcel as his principal residence. The applicant also stated that the 2.0 ha of land is not an integral part of the ranching operations. This has been substantiated with a report prepared by a professional agrologist.

The report submitted with the application by A.H. Bawtree P.Ag., states the following: The quarter section on which the proposed subdivision is located contains some of the steepest land on the Ranch. The top of Rose Hill, in the southeast corner of this quarter section is the highest elevation on the Ranch. The area surrounding the homesite is dominated by Douglas Fir forest, steep slopes and rocky outcrops. It is unsuitable for cultivation and, due to the steep slopes and dense forest, it has very little grazing value. The use of this area as a homesite has not affected the operation of DeLeeuw Ranch Ltd. over the past twenty-eight years. The property has a north facing slope and no available water for irrigation, and the occupants haul water for domestic use. The owners attempted to develop a well on the property; which proved to be unsatisfactory.

Local Government:

City of Kamloops

Legal Description of Property:

PID: 014-380-374

South East ¼, Section 27, Township 19, Range 17, W6M, Kamloops Division Yale District

Location of Property:

Rose Hill, southeast of Kamloops

Size of Property:

65.6 ha (The entire property is in the ALR).

Present use of the Property:

Ranching and residential

Surrounding Land Uses:

- WEST:** Unimproved range land (ALR)
- SOUTH:** Natural grazing (ALR)
- EAST:** Natural grazing (ALR)
- NORTH:** Unimproved range land (ALR)

Agricultural Capability:

Data Source: Agricultural Capability Map # 921/9
The majority of the property is identified as having Secondary ratings.

Official Community Plan and Designation:

KAMPLAN 2004: The Official Community Plan designates the parcel as Agricultural

Zoning Bylaw and Designation:

Zoning Bylaw No. 5-1 (2001) designates the parcel as A-1 (Agricultural)
Minimum parcel size 8 ha.

LOCAL GOVERNMENT RECOMMENDATIONS/COMMENTS:

City of Kamloops Council: the Council forwarded the application with the following resolution: that Council has no objection for the application to proceed to the Agricultural Land Commission for consideration.

STAFF COMMENTS:

Agricultural Capability:

The majority of the property is rated 6TR with a sliver of better capability land on the western edge of the property. An assessment of the agricultural capability of this portion of the property undertaken in 1991 concluded that *“such land (Class 6) is usually only suitable for natural grazing by livestock; in the case of the subject property, this is limited. Topography and rock outcrops on the property restrict any improvement”*

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

Subclasses

- R shallow soil / bedrock outcroppings
- T topography

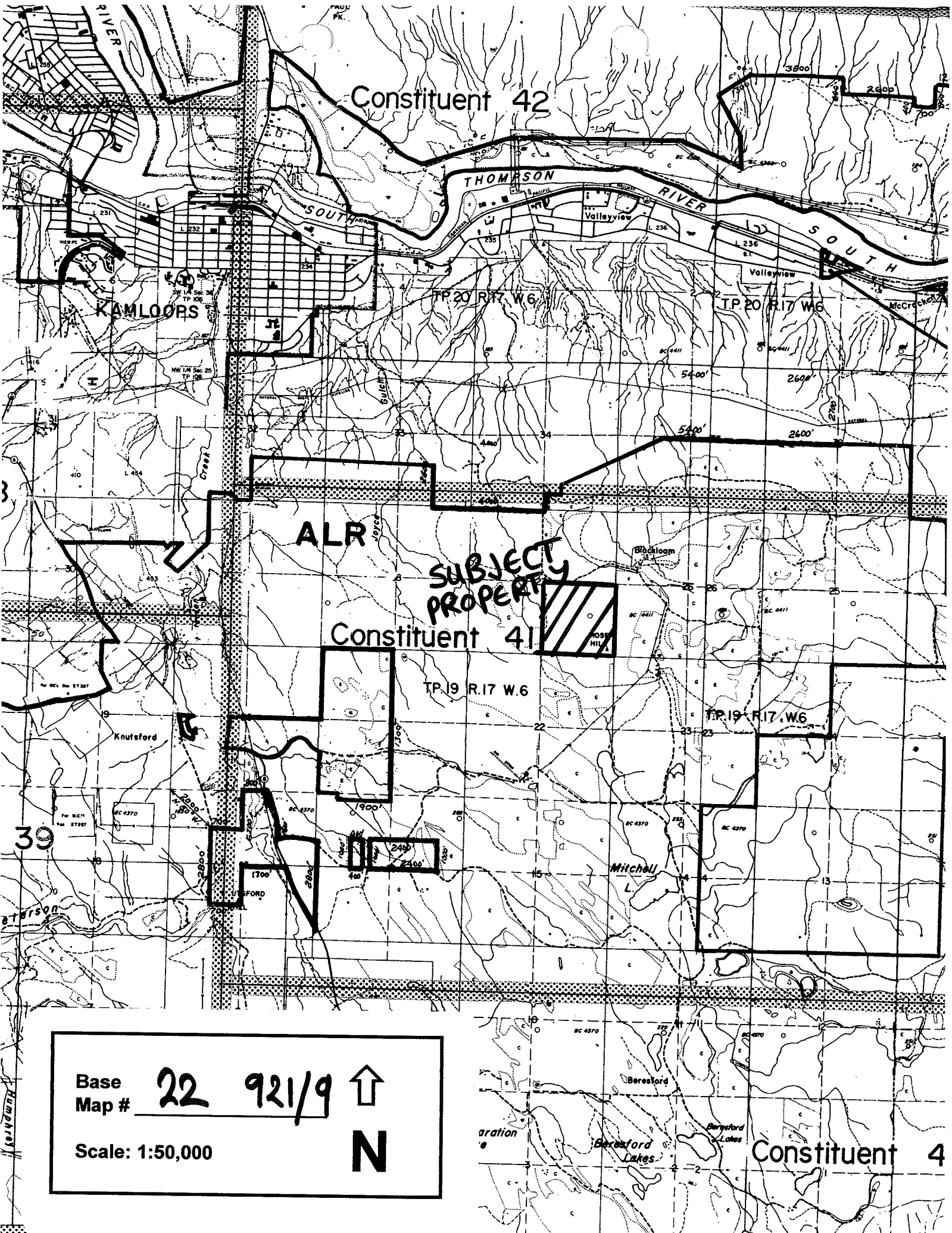
Agricultural Suitability: The application states that the steepness of the property and lack of water limit its usefulness to the ranch operation.

Impact on Agriculture: The dwelling has been in this location for many years. While subdivision will introduce a rural residential lot into an area of predominately large lots used for ranching, the majority of lots in the area are owned by the applicants (Deeluew Ranch). Therefore, it is unlikely that approval of this subdivision will set a precedent for further subdivision requests in the immediate area.

END OF REPORT

Simone Ribes
Signature

Feb 22, 2006
Date



Constituent 42

KAMLOOPS

THOMPSON

RIVER

SOUTH

TP. 20 R. 17 W. 6

TP. 20 R. 17 W. 6

ALR

SUBJECT PROPERTY

Constituent 41

TP. 19 R. 17 W. 6

TP. 19 R. 17 W. 6

Knutsford

Mitchell

39

Base Map #

22 921/9



Scale: 1:50,000

N

Constituent 4

Beresford Lakes