



**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 16, 2006

Reply to the attention of Brandy Ridout  
ALC File #H-36461

Wayne & Jean Sandford  
RR1 - Site 14 - Comp 13  
Sorrento, BC V0E 2W0

Dear Mr. and Mrs. Sandford:

Re: Application to subdivide in the Agriculture Land Reserve

Please find attached the Minutes of Resolution #101/2006 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 the plans are acceptable, it will authorize the Registrar of Land Titles to accept them for registration.

Yours truly,

PROVINCIAL AGRICULTURAL LAND COMMISSION

Per:

Erik Karlsen, Chair

cc: Columbia Shuswap Regional District - LC2329-C

BR/lv/Encl.: Minutes  
Sketch Plan

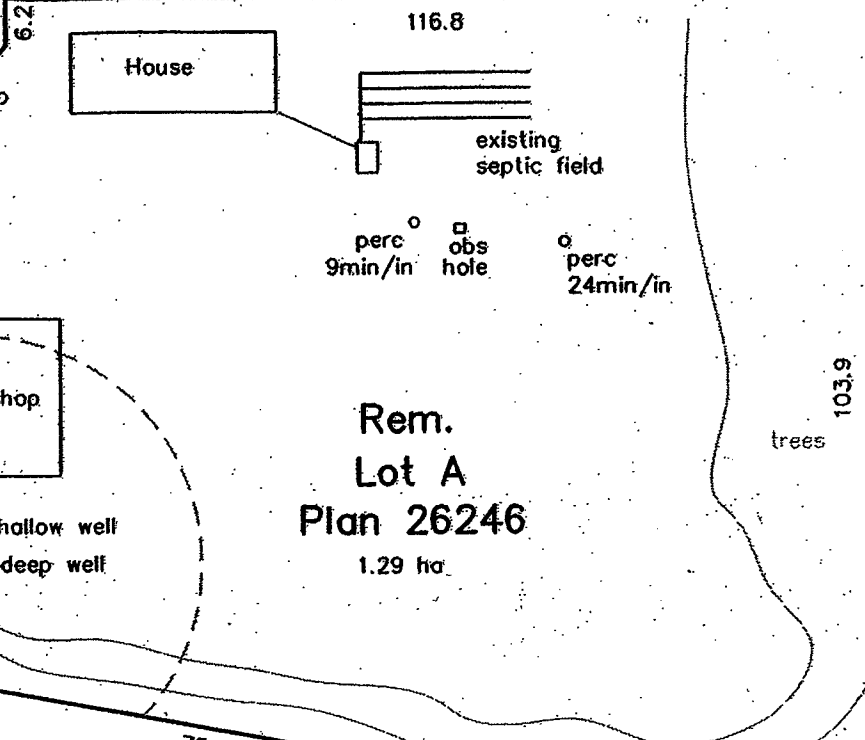
36461d1

sterly 6 chains  
L.S. 3 & 6  
Sec. 14



Lot 1 Plan KAP74008

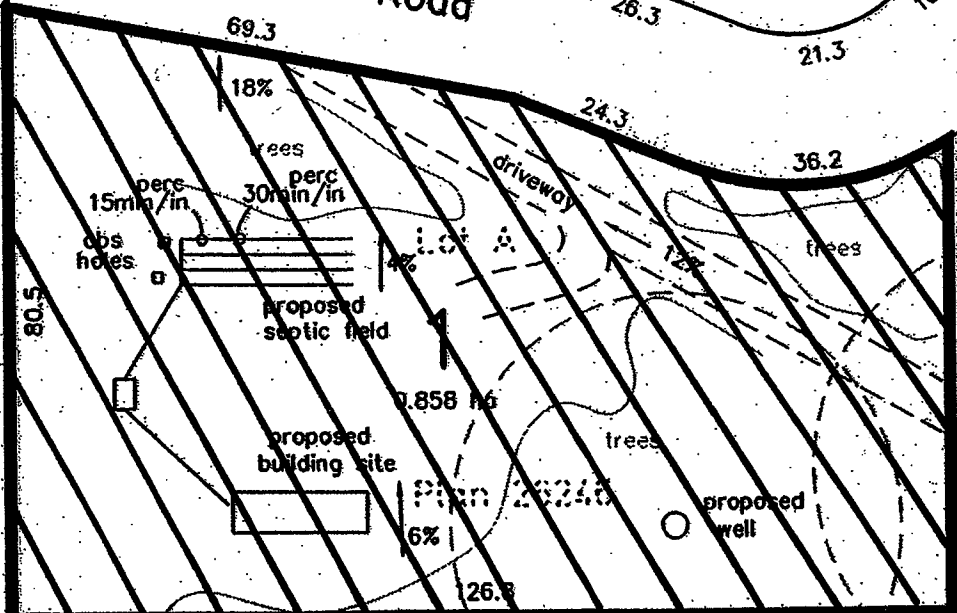
Pakka Rd



Rem.  
Lot A  
Plan 26246  
1.29 ha

Rem  
S.E.1/4

Settle Road



Rem.  
N.W.1/4 Sec.11

N.E.1/4 Sec.11

Provincial Agricultural Land Commission  
Application #H-36461  
Resolution #101/2006



Approximately 0.9 ha area approved  
for subdivision in the ALR

## MINUTES OF THE PROVINCIAL AGRICULTURAL LAND COMMISSION

A meeting was held by the Provincial Agricultural Land Commission on March 2, 2006 at the Ministry of Agriculture and Lands office located at 4607 - 23<sup>rd</sup> Street, Vernon, BC.

<b>PRESENT:</b>	Sue Irvine	Chair, Okanagan Panel
	Sharon McCoubrey	Commissioner
	Sid Sidhu	Commissioner
	Brandy Ridout	Staff
	Martin Collins	Staff

### For Consideration

Application # H-36461  
Applicant(s) Wayne & Jean Sandford  
Proposal To subdivide the 2.2 ha subject property into two lots (0.9 ha and 1.3 ha) as divided by Settle Road.  
Legal PID: 005-158-117  
Lot A, Section 14, Township 22, Range 10, West of the 6th Meridian, Kamloops Division Yale District, Plan 26246  
Location 3782 Pakka Road, White Lake, north of Salmon Arm

### Site Inspection

No site inspection was conducted.

### Context

The proposal was weighed against the purposes of the Commission as stipulated in section 6 of the *Agricultural Land Commission Act* (the "Act"). They 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.

### Discussion

The Commission believed that the agricultural suitability of the 2.2 ha parcel was limited due to its size and that the presence of Settle Road through the property created a challenge to the use the property as a single agricultural unit. It believed that the proposed subdivision would have no impact on agriculture.

### **IT WAS**

**MOVED BY:** Commissioner Sidhu  
**SECONDED BY:** Commissioner McCoubrey

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THAT the application be approved

AND THAT the approval is subject to the following conditions:

- the subdivision be in substantial compliance with the plan submitted with the application,

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 #101/2006**



**Staff Report**  
**Application # H – 36461**  
**Applicant: Wayne & Jean Sandford**  
**Agent: Brown Johnson Land Surveyors**  
**Location : White Lake, north of Salmon Arm**

**DATE PREPARED:** January 25, 2006

**DATE PREPARED:** February 14, 2006

**TO:** Chair and Commissioners – Okanagan Panel

**FROM:** Brandy Ridout, Regional Research Officer

**PROPOSAL:** To subdivide the 2.2 ha subject property into two lots (0.9 ha and 1.3 ha) as divided by Settle Road.

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

**BACKGROUND INFORMATION:**

The Commission has allowed substantial subdivision in this area in the past. Recently, it allowed the subdivision of a 1.2 ha lot from the adjoining property to the north.

The portion of the property lying south of Settle Road has never been used by the applicants for any type of agriculture due to the topographical constraints. They have stated that the portion of the property south of the road climbs up the hillside between 8 and 16%, making it difficult for farm machinery. Although the land may be suitable for grazing, it is divided from the remainder of the property by the road and its agricultural suitability is limited by its size.

**Local Government:**

Columbia Shuswap Regional District

**Legal Description of Property:**

PID: 005-158-117

Lot A, Section 14, Township 22, Range 10, West of the 6<sup>th</sup> Meridian, Kamloops Division Yale District, Plan 26246

**Purchase Date:**

November 2002

**Location of Property:**

3782 Pakka Road, White Lake, north of Salmon Arm

**BACKGROUND INFORMATION (continued):**

**Size of Property:**

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

**Present use of the Property:**

Single family dwelling with cleared area on the northern portion of the property. The remaining portion south of the road is treed hillside.

**Surrounding Land Uses:**

- NORTH:** 4 ha lot, used for alfalfa (subdivision of a 1.2 ha lot on White Lake recently permitted under application #34602)  
**EAST:** Rural residential lots, averaging 4 ha in size  
**SOUTH:** Forested ALR and non-ALR hillside  
**WEST:** Larger ALR parcels, some forested, others used for grazing (subdivision of the adjacent property, as divided by Settle Road, recently permitted under application #34602)

**Agricultural Capability:**

Data Source: Agricultural Capability Map # 82 L/14  
The majority of the property is identified as having secondary ratings.

**Official Community Plan and Designation:**

No OCP or zoning bylaw apply to this area.

**PREVIOUS APPLICATIONS:**

**Application #74-0447-0**

**Applicant:** J. Koski  
**Decision Date:** March 26, 1975  
**Proposal:** To subdivide a 2.4 ha lot from the 24 ha property.  
**Decision:** Allow as proposed. **This subdivision created the subject property.**

**RELEVANT APPLICATIONS:**

**Application #01965-0**

**Applicant:** J.F. Koski  
**Decision Date:** August 6, 1976  
**Proposal:** To subdivide a 2.4 ha parcel from the 19 ha property.  
**Decision:** Allowed.

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**Application #09736-0**

**Applicant:** James and Sadie Koski  
**Decision Date:** January 9, 1980  
**Proposal:** To subdivide a 4 ha parcel from the 16.6 ha property.  
**Decision:** Allowed.

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**Application #22595-0**

**Applicant:** Jim and Gwen Koski  
**Decision Date:** October 21, 1988  
**Proposal:** To subdivide a 5.3 ha lot from the 12.7 ha property.  
**Decision:** Allowed.

**RELEVANT APPLICATIONS (continued):**

**Application #26146-0**

**Applicant:** Allen Packalen

**Decision Date:** May 11, 1992

**Proposal:** To subdivide the 8.1 ha property into one 1.1 ha lot and one 6.9 ha lot for rural residential purposes.

**Decision:** Allowed subject to fencing.

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**Application #34602-0**

**Applicant:** Robert & Jaqueline Harding

**Decision Date:** December 10, 2002

**Proposal:** To subdivide two 0.2 ha lots from the 5.2 ha property for the applicant's family.

**Decision:** Refused as proposed, but allowed the subdivision of a 1.2 ha lot containing the home and lakeshore area.

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**LOCAL GOVERNMENT RECOMMENDATIONS/COMMENTS:**

The **Columbia Shuswap Regional District** forwarded the application with a recommendation of support.

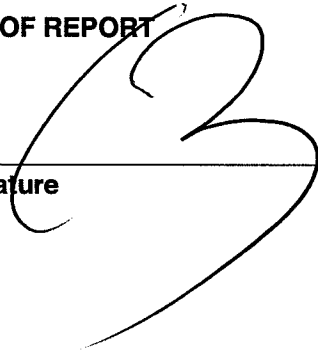
**STAFF COMMENTS:**

Staff recommends that the application be allowed for the following reasons:

- The agricultural suitability of the 2.2 ha parcel is limited due to its size.
  - The presence of Settle Road through the property creates a challenge to the use the property as a single agricultural unit.
  - The Commission has permitted numerous subdivisions in this area in the past.
- 

**END OF REPORT**

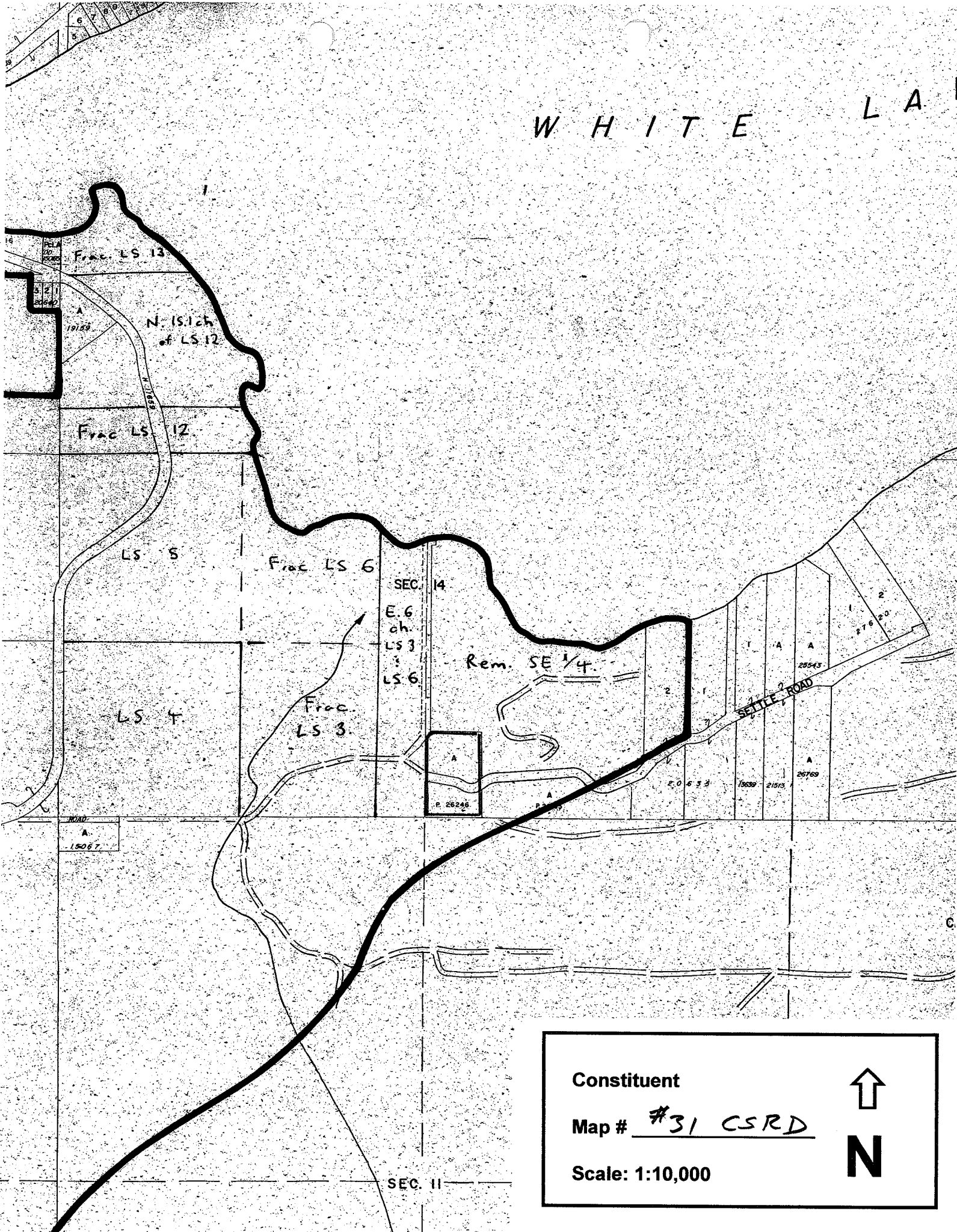
**Signature**



**Date**

*Feb 21/06*

W H I T E L A K E



Constituent  
Map # #31 CSRD  
Scale: 1:10,000

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