



**Agricultural Land Commission**  
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July 6, 2006

Reply to the attention of Brandy Ridout  
ALC File #V-36582

Timothy Hall  
PO Box 2080  
Princeton, BC V0X 1W0

Dear Mr. Hall:

Re: Application to subdivide within and include land into the Agricultural Land Reserve

Please find attached the Minutes of Resolution #310/2006 outlining the Commission's decision as it relates to the above noted application. As agent it is your responsibility to inform your client accordingly.

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.

Yours truly,

PROVINCIAL AGRICULTURAL LAND COMMISSION

Per:

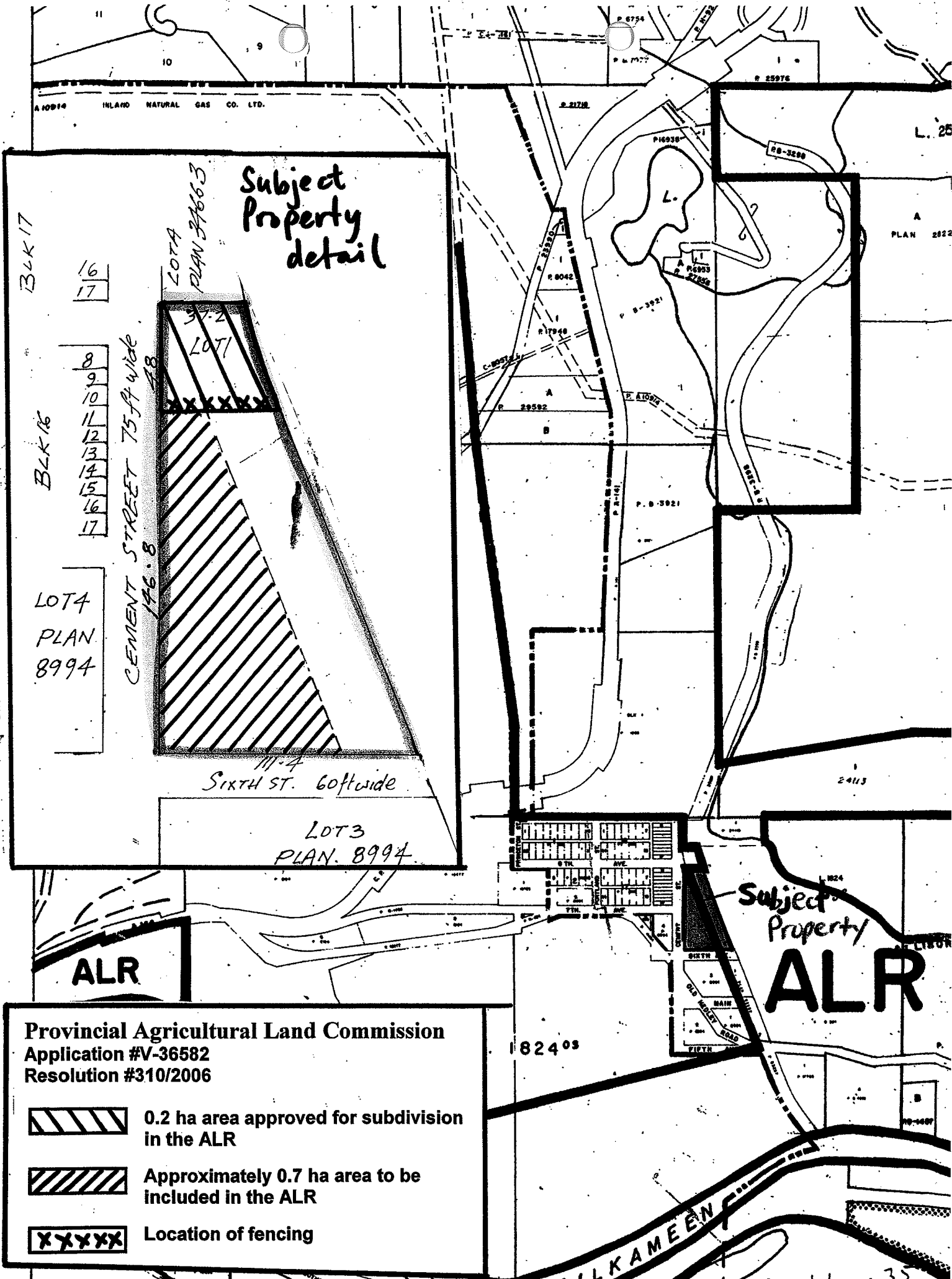
A handwritten signature in black ink, appearing to read 'Erik Karlsen', is written over a white background.

Erik Karlsen, Chair

cc: Regional District of Okanagan-Similkameen (#H06-00098.000)

BR/lv/Encl.: Minutes  
Sketch Plan

36582d1



Subject Property detail

Blk 17

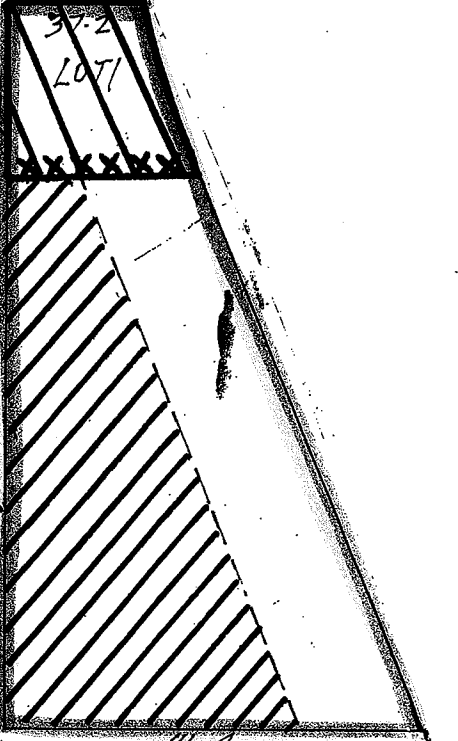
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Blk 16

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LOT 4  
PLAN  
8994

CEMENT STREET 75.4m wide  
146.8






SIXTH ST. 60ft wide

LOT 3  
PLAN. 8994

ALR

Subject Property  
ALR

Provincial Agricultural Land Commission  
Application #V-36582  
Resolution #310/2006

-  0.2 ha area approved for subdivision in the ALR
-  Approximately 0.7 ha area to be included in the ALR
-  Location of fencing

82403

MILKMEEN

35



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,
- the construction of a fence around the new 0.2 ha lot for the purpose of limiting its impact on the remaining farm unit. Fencing plans should be submitted to the Commission for approval.
- the submission of an inclusion application for the inclusion of the approximately 0.7 ha non-ALR portion of the property.

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 #310/2006**



**Staff Report**  
**Application # V – 36582**  
**Applicant: Gordon Kachkowski**  
**Agent: Timothy Hall**  
**Location: East of Princeton**

**DATE RECEIVED:** March 31, 2006

**DATE PREPARED:** June 13, 2006

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

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

**PROPOSAL:** To subdivide a 0.2 ha lot from the 1.4 ha subject property and include the non-ALR portion of the 1.2 ha remainder (0.7 ha) into the ALR.

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

**BACKGROUND INFORMATION:**

The proposed 0.2 ha lot includes the existing residence and outbuildings.

**Local Government:**

Regional District of Okanagan-Similkameen

**Legal Description of Property:**

PID: 006-720-811

Lot A, District Lot 1824, Similkameen Division Yale District, Plan 22797, Except Plan 34663

**Purchase Date:**

October 18, 2004

**Location of Property:**

247 Cement Street, east of Princeton

**Size of Property:**

1.4 ha (approximately 0.8 ha are in the ALR).

**Present use of the Property:**

Residence

**BACKGROUND INFORMATION (continued):**

**Surrounding Land Uses:**

**WEST:** Residential  
**SOUTH:** Residential  
**EAST:** Large acreage with residence  
**NORTH:** Large acreage with residence

**Agricultural Capability:**

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

**Official Community Plan and Designation:**

Electoral Area 'H' Rural Land Use Bylaw No. 1725 (1997)  
Designation: Single Family Residential (RS)  
Minimum lot size: 2020 m<sup>2</sup> (with community water)

**PREVIOUS APPLICATIONS:**

**Application #09298-0**

**Applicant:** William Waugh  
**Decision Date:** September 19, 1979  
**Proposal:** To construct a second dwelling on the property.  
**Decision:** Allowed.

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**Application #17048-0**

**Applicant:** William Waugh  
**Decision Date:** September 13, 1983  
**Proposal:** To explore or develop a placer mine operation including access.  
**Decision:** Allowed with conditions of rehabilitation and minimizing impact on surrounding farmland, no disturbance to irrigation lines.

**LOCAL GOVERNMENT RECOMMENDATIONS/COMMENTS:**

**Regional District of Okanagan-Similkameen:** Forwarded without comment, as per policy.

**STAFF COMMENTS:**

Staff suggests the Commission consider the following:

- The benefit to agriculture of including the remainder of the parcel (0.7 ha) into the ALR versus the impact of an additional small lot adjacent to other small lots outside the ALR.

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**END OF REPORT**

Signature \_\_\_\_\_

Date \_\_\_\_\_

June 19, 06