



Agricultural Land Commission
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Burnaby, British Columbia V5G 4K6
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April 5, 2006

Reply to the attention of Brandy Ridout
ALC File #V-36587

C & F Land Resources Consultants Ltd.
4383 Happy Valley Road
Victoria, BC V9C 3Z3

Dear Sir:

Re: Application for inclusion into the Agriculture Land Reserve

Please find attached the Minutes of Resolution # 144/2006 outlining the Commission's decision as it relates to the above noted application. As agent, it is your responsibility to notify your clients accordingly.

The Commission would prefer that the subdivision plan be submitted to accurately delineate both the inclusion and exclusion areas. Please send two paper prints of the final survey plans to this office. When the Commission confirms that all the conditions have been met, it will authorize the Registrar of Land Titles to accept registration of the plan, and confirm the inclusion of the 9.5 ha into the ALR.

Yours truly,

PROVINCIAL AGRICULTURAL LAND COMMISSION

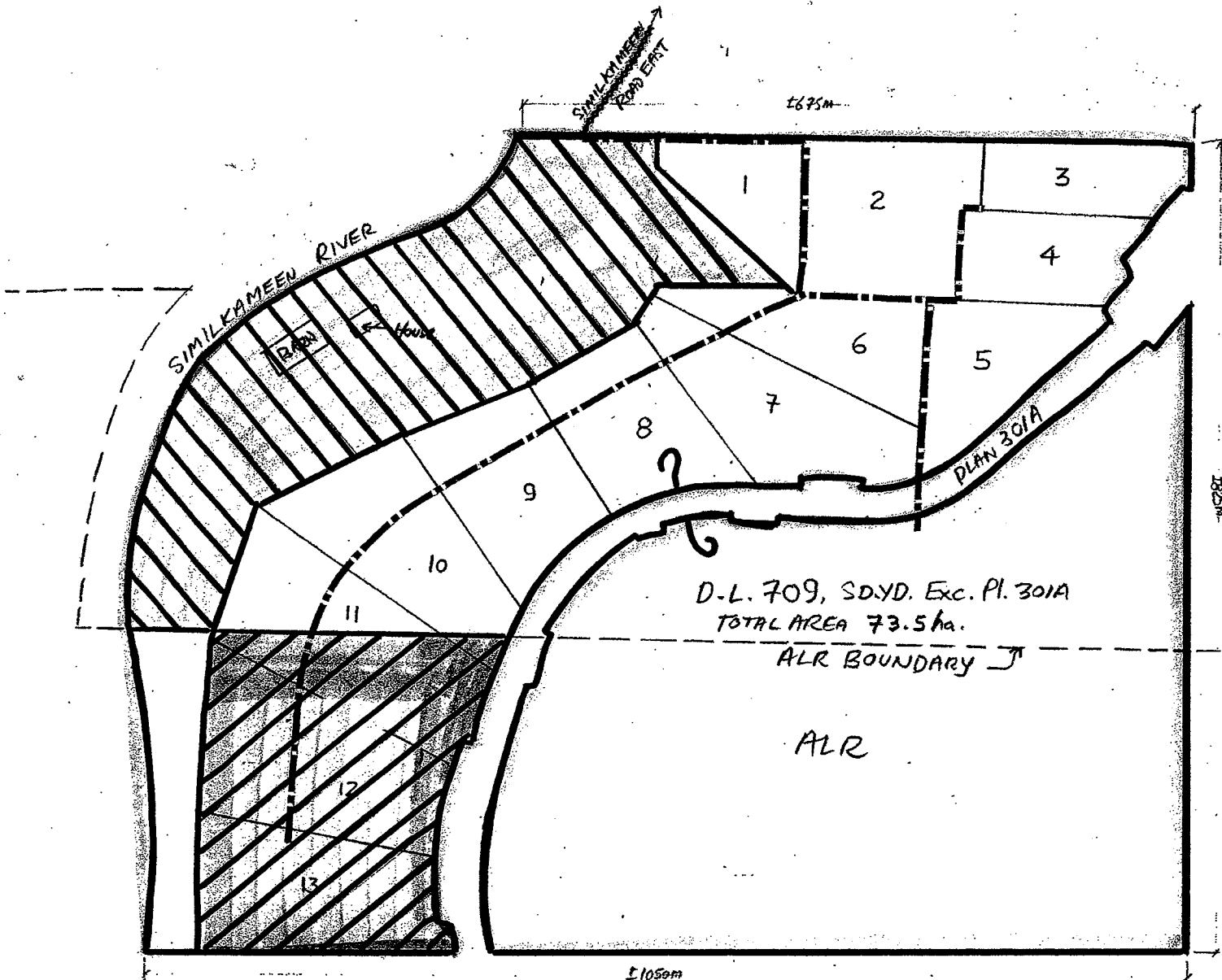
Per:

Erik Karsen, Chair

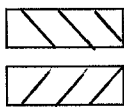
cc: Regional District of Okanagan-Similkameen - H-05-00761-000

MC/lv/Encl.: Minutes
Sketch Plan

36587d1



Provincial Agricultural Land Commission
 Application # V-36587
 Resolution # 144/2006



9.5 ha area approved for inclusion
 8.5 ha area approved for exclusion (Res. #100/2006)

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 - 23rd Street, Vernon, BC.

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

For Consideration

Application # V-36587
Applicant(s) Arnie & Dianna Willis
Proposal To include 9.5 ha into the ALR.
Legal PID: 014-820-927
District Lot 709, Similkameen Division Yale District, Except Plan A301
Location 600 Similkameen Road East, South of Princeton, Electoral Area 'H'

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 discussed the agricultural capability of the areas requested for exclusion and inclusion. In its discussion, the Commission considered the comments and photos provided in the soils onsite report prepared by Brian French, P.Ag.. The Commission noted that the land proposed for inclusion has much higher agricultural capability (and was in alfalfa production) and is larger in area than the land proposed for exclusion. As such, the Commission believed the proposal presented a net benefit to agriculture.

IT WAS

MOVED BY: Commissioner Irvine

SECONDED BY: Commissioner Sidhu

- THAT the application to include 9.5 ha into the ALR be approved on the grounds the land has good agricultural capability.

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 #144/2006



**Staff Report
Application # V – 36587
Applicant: Arnie & Dianna Willis**

Agent: C & F Land Resources Consultants Ltd

DATE PREPARED: February 15th, 2006

TO: Chair and Commissioners – Okanagan Panel

FROM: Brandy Ridout, Regional Research Officer

PROPOSAL: To include 9.5 ha into the ALR.

This application is made pursuant to section 17(3) of the *Agricultural Land Commission Act*.

BACKGROUND INFORMATION:

The Commission is considering the proposed 9.5 ha inclusion in conjunction with a proposed exclusion of 8.5 ha of non arable hillside on the same 73 ha property. Only about 30 ha of the property lies within the ALR. The intention of the application is to extend a 13 lot rural residential subdivision (most of which lies outside the ALR) onto the 8.5 ha exclusion area. The 9.5 ha area proposed for inclusion is in irrigated alfalfa production.

Local Government:

Regional District of Okanagan-Similkameen

Legal Description of Property:

PID: 014-820-927

District Lot 709, Similkameen Division of Yale District, EXCEPT A301;

Location of Property:

600 Similkameen Rd. East, South of Princeton, Electoral Area H

Size of Property:

73 ha

ALR Area:

Approximately 30 ha

Present use of the Property:

Irrigated alfalfa field, rough grazing on hillside, farm home and buildings

Surrounding Land Uses:

WEST: Similkameen River
SOUTH: Forested ALR hillside
EAST: Forested non ALR hillside
NORTH: Similkameen River

Agricultural Capability:

Data Source: Agricultural Capability Map # 92 H/7
The majority of the inclusion area is identified as having prime ratings (2M).

Official Community Plan and Designation:

The Electoral Area H Rural Land Use bylaw # 1725 designates the inclusion area as RA, Resource Area.

Zoning Bylaw and Designation:

The RA zone permits a minimum lot size of 8 ha.


LOCAL GOVERNMENT RECOMMENDATIONS/COMMENTS:

The Regional District of Okanagan Similkameen forwarded the application without comment, as per policy.

STAFF COMMENTS:

Staff recommends that the 9.5 ha area be included into the ALR, because it has good agricultural capability.

END OF REPORT


Signature _____ Date Feb 16/06