



Agricultural Land Commission
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June 13, 2006

Reply to the attention of Brandy Ridout
ALC File #V-36606

Alexander Albrecht
109 N. Templeton Drive
Vancouver, BC V5L 3E1

Dear Mr. Albrecht:

Re: Application to subdivide in the Agricultural Land Reserve

Please find attached the Minutes of Resolution #274/2006 outlining the Commission's decision as it relates to the above noted application. As agent it is your responsibility to notify your clients accordingly.

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

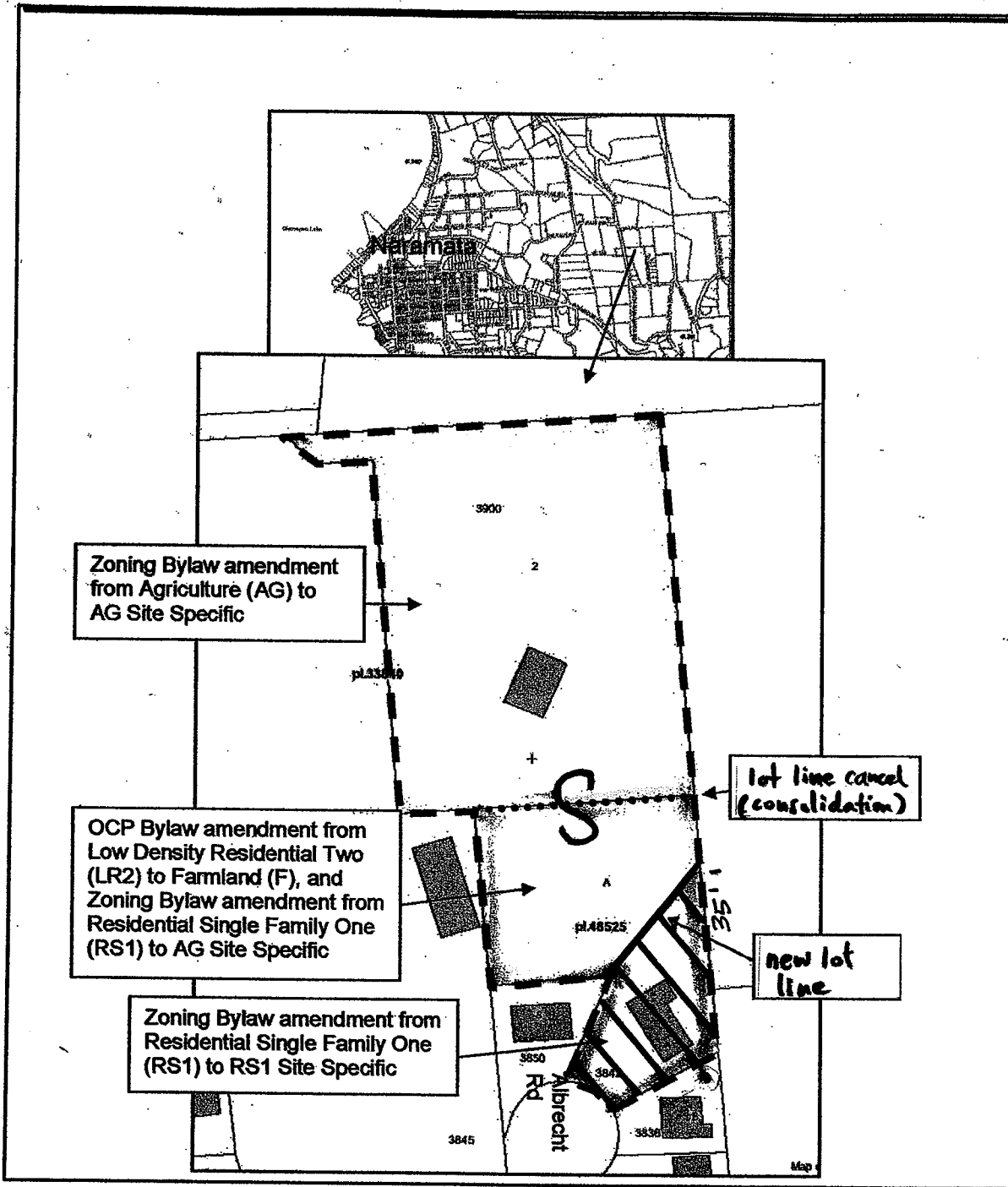
Per:

Erik Karlsen, Chair

cc: Regional District of Okanagan-Similkameen - E06-01928-110-120

BR/lv/Encl.: Minutes
Sketch Plan

36606d1.



**Provincial Agricultural Land Commission
 Application #V-36606
 Resolution #274/2006**



Subject properties



**Approved 0.1 ha subdivision
 in the ALR**

MINUTES OF THE PROVINCIAL AGRICULTURAL LAND COMMISSION

A meeting was held by the Provincial Agricultural Land Commission on May 25, 2006 in Kelowna, BC.

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

ABSENT:	Sid Sidhu	Commissioner
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For Consideration

Application #	V – 36606
Applicants	Norman & Joan Wallace
Proposal	To subdivide a 0.3 ha area from the 0.4 ha subject property (Lot A) and consolidate it with the adjoining 0.9 ha property (Lot 2) to improve its agricultural utility. The proposal is essentially a boundary adjustment between two adjoining lots: Lot A (0.4) and Lot 2 (0.9 ha). The proposed configuration is 0.1 ha and 1.2 ha.
Legal	PID: 017-997-593 Lot A, District Lot 156, Similkameen Division Yale District, Plan KAP48525
Location	3842 Albrecht Street, Naramata

Site Inspection

No site inspection was conducted.

Discussion

The Commission believed that the proposal is a benefit to agriculture in that it would increase the agricultural utility of the larger lot.

IT WAS

MOVED BY:	Commissioner McCoubrey
SECONDED BY:	Commissioner Irvine

THAT the application be approved subject to the following conditions:

- the subdivision be in substantial compliance with the plan submitted with the application,
- the construction of a fence and the planting of a vegetative buffer along the new lot line of the approximately 0.1 ha lot for the purpose of limiting its impact on the remaining farm unit. Fencing and buffering plans should be submitted to the Commission for approval.

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 #274/2006



Staff Report
Application # V – 36606
Applicant: Norman & Joan Wallace
Agent: Alexander Albrecht
Location: Naramata

DATE RECEIVED: April 10, 2006

DATE PREPARED: May 11, 2006

TO: Chair and Commissioners – Okanagan Panel

FROM: Brandy Ridout, Regional Research Officer

PROPOSAL: To subdivide a 0.3 ha area from the 0.4 ha subject property (Lot A) and consolidate it with the adjoining 0.9 ha property (Lot 2) to improve its agricultural utility.

The proposal is essentially a boundary adjustment between two adjoining lots: Lot A (0.4) and Lot 2 (0.9 ha). The proposed configuration is 0.1 ha and 1.2 ha.

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

BACKGROUND INFORMATION:

The applicants subdivided about 0.3 ha from Lot 2, Plan 33840 (the adjoining property) in 1990 to create the present 0.4 ha Lot A, KAP48525. This application is a reversal of that previous application. No additional lots will be created by the proposal. This application cannot be achieved under the *Agricultural Land Reserve Use, Subdivision and Procedure Regulation* because the subject lots are smaller than 1 ha.

Local Government:

Regional District of Okanagan-Similkameen

Legal Description of Property:

PID: 017-997-593

Lot A, District Lot 156, Similkameen Division Yale District, Plan KAP48525

Location of Property:

3842 Albrecht Street, Naramata

Size of Property:

0.4 ha (the entire property is in the ALR)

BACKGROUND INFORMATION (continued):

Present use of the Property:

One residence, several fruit/nut trees

Surrounding Land Uses:

WEST: Tree nursery in the ALR
SOUTH: Urban Residential on a cul-de-sac in the ALR
EAST: Vineyard in the ALR
NORTH: Residence, orchard in the ALR

Agricultural Capability:

Data Source: Agricultural Capability Map # 82E.053
The majority of the property is identified as having mixed prime and secondary ratings.

Official Community Plan and Designation:

Naramata Official Community Plan Bylaw No. 1406 (1993)
Designation: Lot A - Residential Family 1 (RS 1) and Lot 2 - Agriculture (AG)

Zoning Bylaw and Designation:

Electoral Area 'E' Zoning Bylaw No. 1566 (1995)
Designation: Agriculture (AG) and Residential Single Family One (RS1)
Minimum lot size: AG=4 ha, RS1=0.202 ha

PREVIOUS APPLICATIONS:

Application #24918-0

Applicant: J.C. Albrecht
Decision Date: 1990
Proposal: To subdivide a 0.3 ha portion of the 1.2 ha Lot A and consolidate it with the adjoining residential lot.
Decision: Allowed.


LOCAL GOVERNMENT RECOMMENDATIONS/COMMENTS:

Regional District of Okanagan Similkameen: Bylaw amendment application in process. The bylaw is presently at second reading, awaiting public hearing after ALC determination.

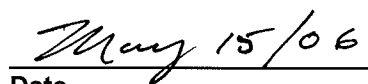
STAFF COMMENTS:

Allow as proposed, as the proposal is a benefit to agriculture in that it would increase the agricultural utility of the larger lot.

END OF REPORT



Signature



Date