



**Agricultural Land Commission**  
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July 6, 2006

Reply to the attention of Brandy Ridout  
ALC File #V-36627

Brenda, Wayne & Bruce Crimmon  
RR1 - Site 2 - Comp 3  
Princeton, BC V0X 1W0

Dear Ms. and Messrs Crimmon:

Re: Application to exclude land from the Agricultural Land Reserve

Please find attached the Minutes of Resolution #308/2006 outlining the Commission's decision as it relates to the above noted application.

Yours truly,

PROVINCIAL AGRICULTURAL LAND COMMISSION

Per:

A handwritten signature in black ink, appearing to read 'Erik Karlsen', is written over a light blue horizontal line.

Erik Karlsen, Chair

cc: Regional District of Okanagan-Similkameen - H06-00613-000

BR/lv/Encl.: Minutes  
36627d1

## MINUTES OF THE PROVINCIAL AGRICULTURAL LAND COMMISSION

A meeting was held by the Provincial Agricultural Land Commission on June 28, 2006 in Kelowna, BC.

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

### For Consideration

Application # # V – 36627  
Applicant(s) Brenda, Wayne & Bruce Crimmon  
Proposal To exclude 77.4 ha of the 1273.7 ha subject property from the ALR and subdivide the remaining 1196.3 ha into 5 parcels (813.9 ha, 270 ha, 63.1 ha, 32.3 ha and 17 ha).  
Legal PID: 011-616-385  
District Lot 42, Yale Division Yale District, Except 1) Parcel A (Plan A142), 2) Plans 21790 and H17663  
Location 975 Princeton Summerland Road, 5 km northeast of Princeton

### Site Inspection

A site inspection was conducted on June 27, 2006. Those in attendance were:

- Commissioners: Sue Irvine, Sharon McCoubrey and Sid Sidhu
- Staff: Brandy Ridout
- Applicant: Wayne Crimmon

Mr. Crimmon confirmed that he had received the staff report dated June 13, 2006 and did not identify any errors. He provided a comment package for the Commissioners in response to the letters received and the staff report.

### Discussion

When considering this application, the Commission discussed the challenges to ranching presented by the applicant and the impact exclusion and subdivision would have on the property and the surrounding area.

With regard to the challenge to ranching of fragmentation, the Commission believed that while the existence of two roads and the old rail tracks were an impediment to farming, they did not preclude its operation as a single ranch. With regard to water, the Commission noted that there are water problems throughout the southern interior and that it is an issue that can be successfully managed. While the Commission does not consider financial issues in its decision-making, in response to the applicant's statement that the expense of drilling a well was too great for the income generated by the ranch, the Commission noted that assistance is available for water well drilling.

With regard to the impact of the proposal on the ranch and surrounding areas, the Commission believed that the negative impact of introducing 29 residential lots into the ranching area would outweigh the benefit of financing ranch programs. These residential lots would take ranch land out of production, introduce rural/urban conflicts, and compound weed and trespass issues. In addition, the Commission did not believe that subdividing the remaining ranch into smaller ranches would be beneficial to agriculture in the long-term.

**IT WAS**

**MOVED BY:** Commissioner Sidhu

**SECONDED BY:** Commissioner McCoubrey

THAT the application be refused.

**CARRIED**

**RESOLUTION #308/2006**



**Staff Report**  
**Application # V – 36627**  
**Applicant: Brenda, Wayne & Bruce Crimmon**  
**Location: Northeast of Princeton**

**DATE RECEIVED:** April 24, 2006

**DATE PREPARED:** June 13, 2006

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

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

**PROPOSAL:** To exclude 77.4 ha of the 1273.7 ha subject property from the ALR and subdivide the remaining 1196.3 ha into 5 parcels (813.9 ha, 270 ha, 63.1 ha, 32.3 ha and 17 ha).

This application is made pursuant to section 21(2) and 30(1) of the *Agricultural Land Commission Act*.

**BACKGROUND INFORMATION:**

The objective of the application is to exclude lands considered unsuitable for agricultural production and subdivision of lands considered more suitable for agricultural production as smaller parcels. The applicants propose to use the excluded land for residential/recreational purposes, market the subdivided lands as agricultural operations with potential for increased productivity over the current status, maintain the integrity of the large blocks of native grassland, and improve the viability of the current ranch operation.

The proposed exclusion area would contain 29 residential lots ranging in size from 2.4 to 3.2 ha. The revenue generated by the sale of the new lots would be used to develop a water and weed control program that would assist in the redevelopment of a portion of the property into two separate working cattle ranches.

As challenges to ranching, the applicants note that the Princeton-Summerland Road, Belfort Road and CPR-Kettle Valley Rail bed currently fragment the ranch operations into seven parcels. They also note that all the lakes are dried up and the weeds are taking over. They state that the ranch is not fully operational in its present state.

GGEM Consultants Ltd. prepared an Agricultural Assessment Report for the Crimmon property. It includes information on water sources, stating that water licences exist on Deer Valley Creek, Goose Lake, Wayne Lake, Allison Creek and Trehearne Lakes. Other water licences have been held on additional storage facilities that are now dry. It is noted that topography, stoniness, erosion, and excess water are soil limitations. The owners currently hold a Crown range grazing licence from the Ministry of Forests and Range for 300 head of cattle. It is stated that the exclusion of the proposed 77.4 ha area would not impact the ability of the remainder to maintain that many cattle.

**BACKGROUND INFORMATION (continued):**

**Local Government:**

Regional District of Okanagan-Similkameen

**Legal Description of Property:**

PID: 011-616-385

District Lot 42, Yale Division Yale District, Except 1) Parcel A (Plan A142), 2) Plans 21790 and H17663

**Purchase Date:**

February 15, 1994

**Location of Property:**

975 Princeton Summerland Road, 5 km northeast of Princeton

**Size of Property:**

1273.7 ha (The entire property is in the ALR).

**Present use of the Property:**

Cattle operation that has been owned and operated by the Crimmon family for 3 generations, over a period of 60 years.

**Surrounding Land Uses:**

**WEST:** ALR, grazing, parcels ranging in size from 4 to 40 ha

**SOUTH:** ALR, 320 ha cattle ranch (grazing)

**EAST:** ALR, horse ranch, two parcels (250 and 320 ha)

**NORTH:** ALR, grazing, parcels ranging in size from 80 to 130 ha

**Agricultural Capability:**

Data Source: Agricultural Capability Map # 92H/9

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: Resource Area (RA), minimum lot size: 8 ha

The RLUB is consistent with ALC direction in that the bylaw clearly encourages the preservation of agricultural land for grazing purposes, which includes limiting residential development, discouraging subdivision, and maintaining grazing corridors.

**PREVIOUS APPLICATIONS:**

**Application #24511-0**

**Applicant:** Brenda, Wayne & Bruce Crimmon

**Decision Date:** December 6, 1990

**Proposal:** To develop 15 overnight camping spots on the north boundary of DL 42 and supply them with power and water services.

**Decision:** Refused – due to potential negative impacts on this important ranching area.

**PREVIOUS APPLICATIONS (continued):**

**Application #35029-0**

**Applicant:** Brenda, Wayne & Bruce Crimmon

**Decision Date:** November 4, 2003

**Proposal:** To subdivide a 31 ha lot from the 1274 ha property as a Homesite Severance under *Homesite Severance Policy*. The landowner has been co-owners of the ranch property since the 1940's.

**Decision:** Refused - on the grounds of impact.

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**Application #35029-1**

**Applicant:** Brenda, Wayne & Bruce Crimmon

**Decision Date:** March 3, 2004

**Proposal:** To subdivide a 31 ha homesite lot from the 1274 ha property.

**Decision:** Refused - but allowed the subdivision of a smaller lot (less than 8 ha and northern most part of the newly created lot must be south of Wayne Lake) from the 1274 ha property.

**LOCAL GOVERNMENT RECOMMENDATIONS/COMMENTS:**

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

**Gerri Logan, Director Electoral Area 'H':** No concerns.

**OTHER COMMENTS:**

Four letters were received in opposition to the application. Comments included:

- The parcel is valuable for grazing of livestock.
- All surrounding land is in the ALR and is in large holdings.
- The proposed subdivision could lead to conflicts with dogs, people, ATV's.
- There is already insufficient land for grazing/hay production.
- This is one of the last historic blocks operating as a ranch.

**STAFF COMMENTS:**

Staff suggests the Commission consider the following:

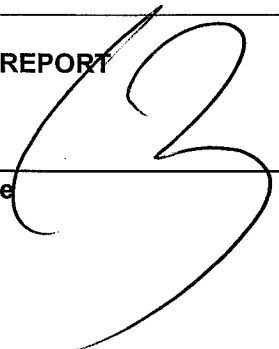
- Although the applicants state that the ranch is not currently fully operational, it has been used as a ranching operation in the recent past.
- Issues related to weed control and water shortages could possibly be mitigated through management practices.
- The surrounding parcels are in the ALR and are generally large in size.
- The statement that the exclusion of the proposed 77.4 ha area would not impact the ability of the remainder to maintain 300 head of cattle.
- The potential impact of the additional residents in a ranching area as a result of the proposed 29 lot subdivision.

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**END OF REPORT**

**Signature**

**Date**



June 14/06

