



Agricultural Land Commission
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Burnaby, British Columbia V5G 4K6
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www.alc.gov.bc.ca

June 19, 2006

Reply to the attention of Simone Rivers

Sandra Burkholder
6360 Bonaparte Lake Road
Barriere, B.C. V0E 1E0

Dear Ms. Burkholder:

Re: **Application #ZZ- 36684**
Lot 1, District Lot 1695, Kamloops Division Yale District, Plan 2451, Except Plan B6725

The Provincial Agricultural Land Commission (the "Commission") has now concluded its review of your application to subdivide and exclude ± 5.3 ha of the above described property from the ALR. The application was submitted pursuant to section 30(1) of the *Agricultural Land Commission Act*.

The Commission wishes to thank you for taking the time to meet with its representatives on July 11, 2006. The Commission appreciated the chance to view the site and discuss your proposal.

The Commission writes to advise that it approved your application subject to:

- The registration of a subdivision (in substantial compliance with the attached plan) delineating the area to be excluded and new lot to be created. Please send two (2) paper prints of the final survey plans to this office well in advance of commencing registration at the Land Titles Office. When the Commission confirms that the subdivision plan is acceptable it will authorize the Registrar of Land Titles to accept the application for deposit of the plan and confirm exclusion of the new lot.
- compliance 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. The Commission suggests you contact the Thompson-Nicola Regional District at your earliest convenience.

The decision noted above is recorded as Resolution #371/2006.

The Commission will confirm the exclusion of the property when you have provided evidence that the conditions of approval have been met.

Yours truly,

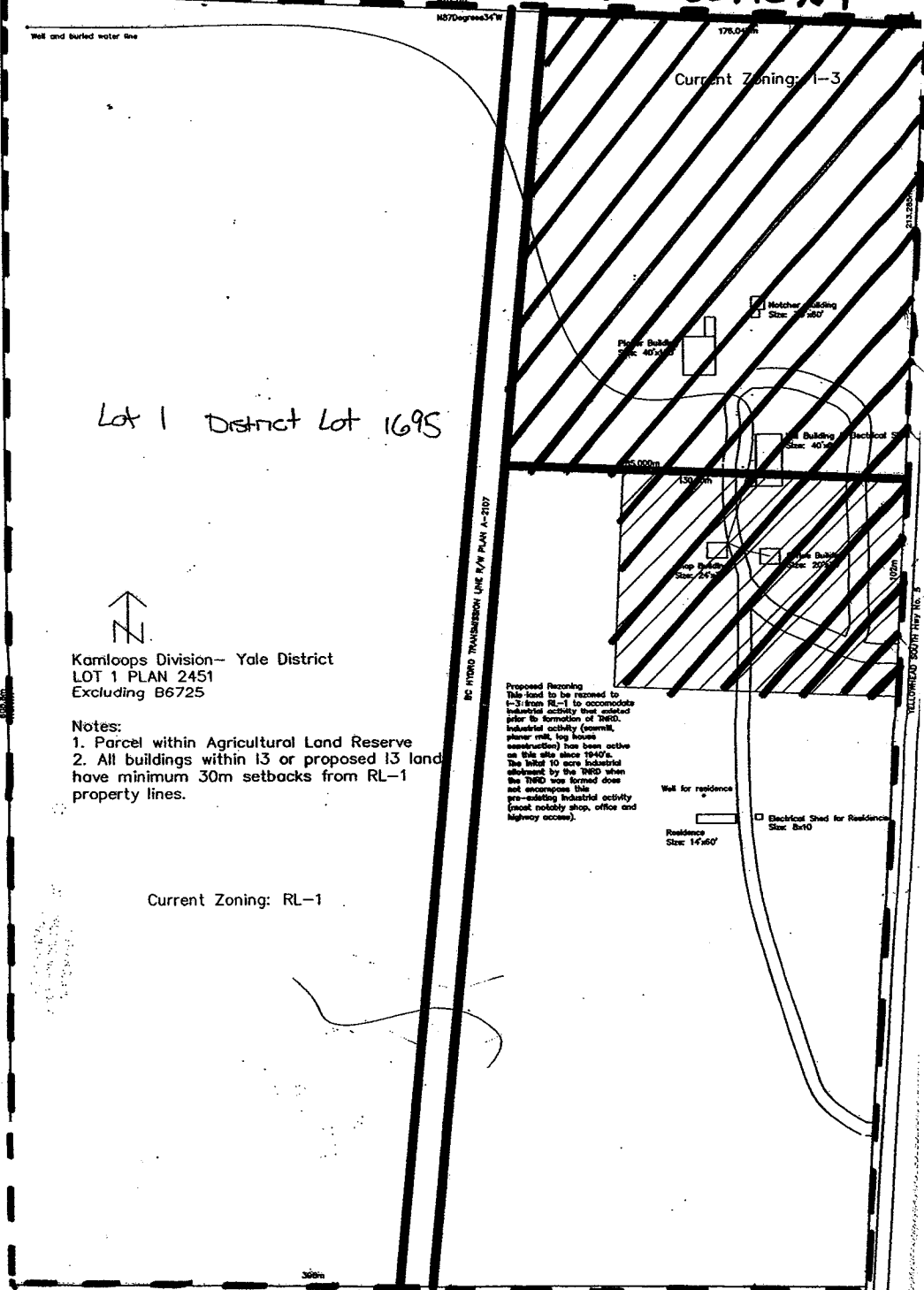
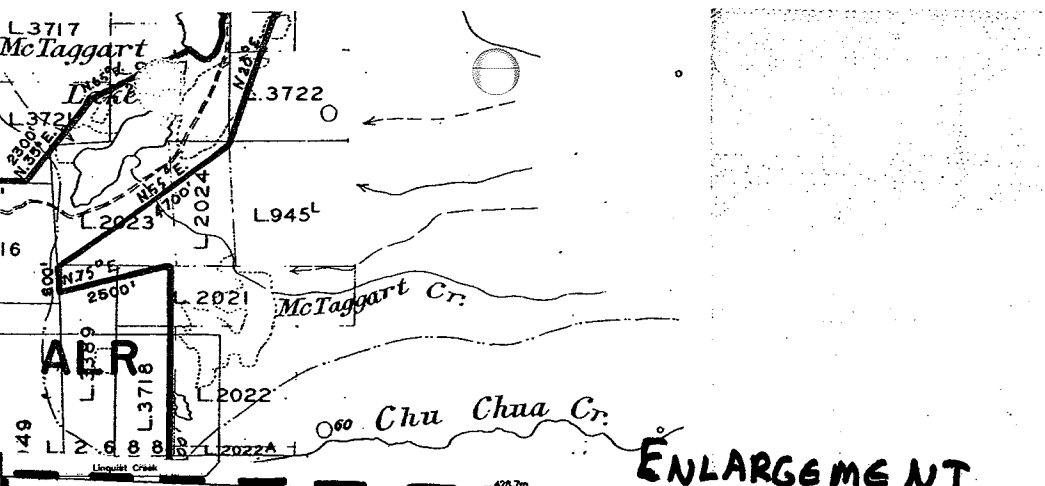
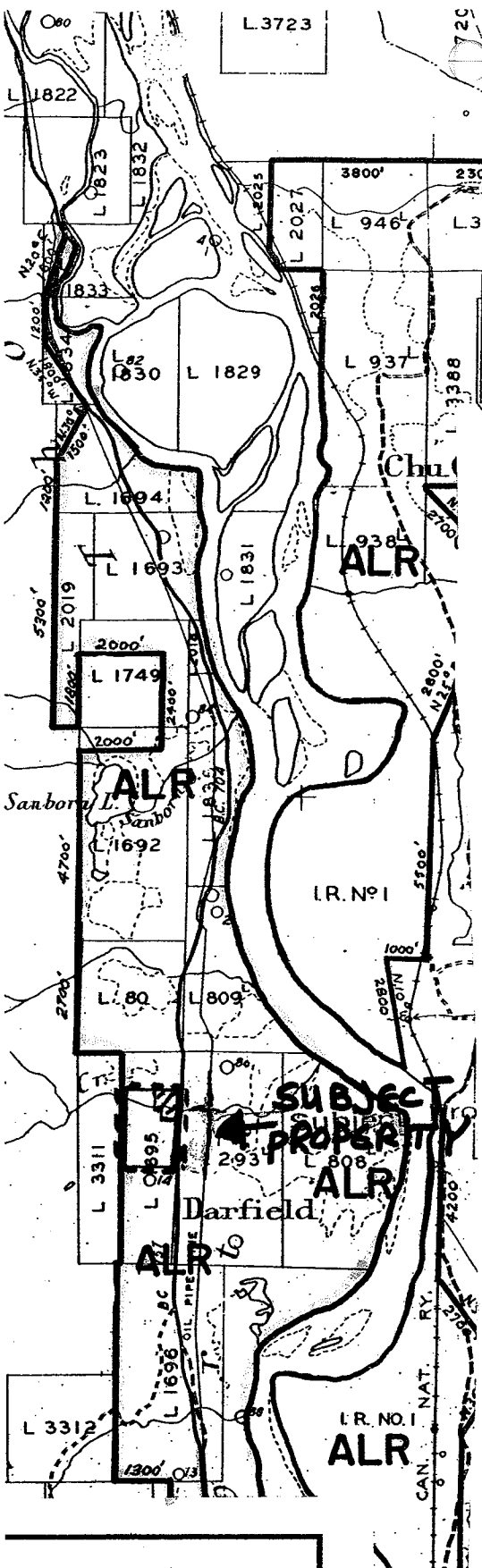
PROVINCIAL AGRICULTURAL LAND COMMISSION

Per:

Erik Karlsen, Chair

cc: Thompson-Nicola Regional District (ALR-O-94)

SBR/lv/Encl./36684d1.

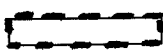


Kamloops Division - Yale District
 LOT 1 PLAN 2451
 Excluding B6725

- Notes:
1. Parcel within Agricultural Land Reserve
 2. All buildings within I3 or proposed I3 land have minimum 30m setbacks from RL-1 property lines.

Current Zoning: RL-1

Provincial Agricultural Land Commission
 Application: ZZ-36684
 Resolution #371/2006

 Subject property.

 Approved subdivision and exclusion of ± 5.3 ha

L3823 L382

MINUTES OF THE PROVINCIAL AGRICULTURAL LAND COMMISSION

Minutes of a meeting held by the Provincial Agricultural Land Commission (the "Commission") on July 12, 2006 at the Ashcroft Village Hall, Ashcroft, B.C.

PRESENT: Grant Huffman Chair
Holly Campbell Commissioner
Frank Read Commissioner

STAFF: Simone Rivers, Land Use Planner
Martin Collins, Regional Planner

For Consideration

Simone Rivers presented the staff report dated June 21, 2006 regarding application #ZZ-36684. Ms. Sandra Burkholder confirmed that she received the staff report and did not identify any errors.

Site Inspection

A site inspection was conducted on July 11, 2006. Those in attendance were:

- Commissioners Huffman, Read, Campbell
- Agricultural Land Commission Staff: Simone Rivers, Land Use Planner and Martin Collins, Regional Planner
- Agent for the applicant: Sandra Burkholder

The Commission met Ms. Burkholder on site. They viewed the area used for industrial use and discussed the fact that the industrial use on the site pre-dates the ALR.

The site inspection lasted from 2:00 p.m. to 2:30 p.m.

Commission Discussion

The Commission noted that the area used for industry had little agricultural capability due to it's long history of non-farm use. The Commission noted that the industrial activity pre-dated the ALR and that subdivision and exclusion would better define the area allowed for the non-farm activity. As such, the Commission had no objection to the subdivision and exclusion as proposed.

IT WAS

MOVED BY: Commissioner Huffman
SECONDED BY: Commissioner Campbell

THAT the staff report be received and the application to subdivide and exclude ± 5.6 ha of the property described as Lot 1, District Lot 1695, Kamloops Division Yale District, Plan 2451, Except Plan B6725 from the ALR be allowed on the grounds that this portion of the property has little agricultural capability due to long time industrial use which pre-dates the ALR.

This approval is subject to compliance with any other enactment, legislation or decision of any agency having jurisdiction.

CARRIED



Staff Report
Application # ZZ – 36684
Applicant: Darfield Building Products Inc
Agent: Sandra Burkholder

DATE RECEIVED: May 11, 2005

DATE PREPARED: June 21, 2005

TO: Chair and Commissioners – Interior Panel

FROM: Simone Rivers, Regional Research Officer

PROPOSAL: To exclude 5.3 ha from the ALR to accommodate industrial use that pre-dates the ALR.

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

BACKGROUND INFORMATION:

The applicants are proposing to exclude the portion of the property currently used for industry so it can be subdivided from the remainder of the property. This will legitimize industrial activity that existed prior to the formation of the TNRD (and the ALR). There is a sawmill, planer mill and log house construction business that has existed on the site since the 1940's. Part of the property (about 4 ha) was designated industrial when the TNRD was formed. However, this area does not encompass all of the pre-existing industrial activity on the property (notably the shop, office and highway access.)

The applicants are applying to rezone approximately 1.3 ha to I-3 and to exclude and subdivide the entire 5.3 ha area on which the industrial activity operates.

There have been no previous applications on the subject property.

Local Government:

Thompson-Nicola Regional District

Legal Description of Property:

PID: 011-024-836

Lot 1, District Lot 1695, Kamloops Division Yale District, Plan 2451, Except Plan B6725

Purchase Date:

1982

Location of Property:

Darfield

ALR Area Proposed for Exclusion:

5.3 ha

Present use of the Property:

Industrial use - office, shop and machinery buildings.

Surrounding Land Uses:

WEST: Agriculture (non-ALR)
SOUTH: Agriculture (ALR)
EAST: Agriculture (ALR)
NORTH: Agriculture (ALR)

Agricultural Capability:

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

Zoning Bylaw and Designation:

Zoning Bylaw no 940 designates part of the property as RL-1 (Rural) and par as I-3 (General Industrial)

LOCAL GOVERNMENT RECOMMENDATIONS/COMMENTS:

Thompson-Nicola Regional Board: The Regional Board passed a resolution that the application be forwarded to the Commission for consideration.

STAFF COMMENTS:

Agricultural Capability:

The property has a mix of agricultural capabilities ranging from Class 2 to Class 7.
The majority of the area under application for exclusion appears to be rated at 70% Class 5I - 30% - Class 7 PM

Class 5 - Land in this class has limitations that restrict its capability to producing perennial forage crops or other specially adapted crops.

Class 7 - Land in this class has no capability for arable or sustained natural grazing

Subclasses:

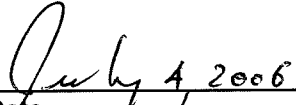
I - inundation (flooding by streams, etc.)
P - stoniness
M- soil moisture deficiency

Staff recommend a site visit to discuss the applicants' plans and view the industrial operation.

END OF REPORT



Signature



Date