



**Agricultural Land Commission**  
133-4940 Canada Way  
Burnaby, British Columbia V5G 4K6  
Tel: 604-660-7000  
Fax: 604-660-7033  
www.alc.gov.bc.ca

October 25, 2006

Reply to the attention of Brandy Ridout  
ALC File # T - 36889

Deidre De Jong-Wong and Anthony Wong  
4837 Westlawn Dr.  
Burnaby, BC V5C 3R4

Dear Ms. De Jong-Wong:

Re: Application to subdivide in the Agricultural Land Reserve

Please find attached the Minutes of Resolution #474/2006 outlining the Commission's decision as it relates to the above noted application.

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 faint, larger version of the signature.

Erik Karlsen, Chair

cc: Township of Spallumcheen (06-0398-SPL-ALR)

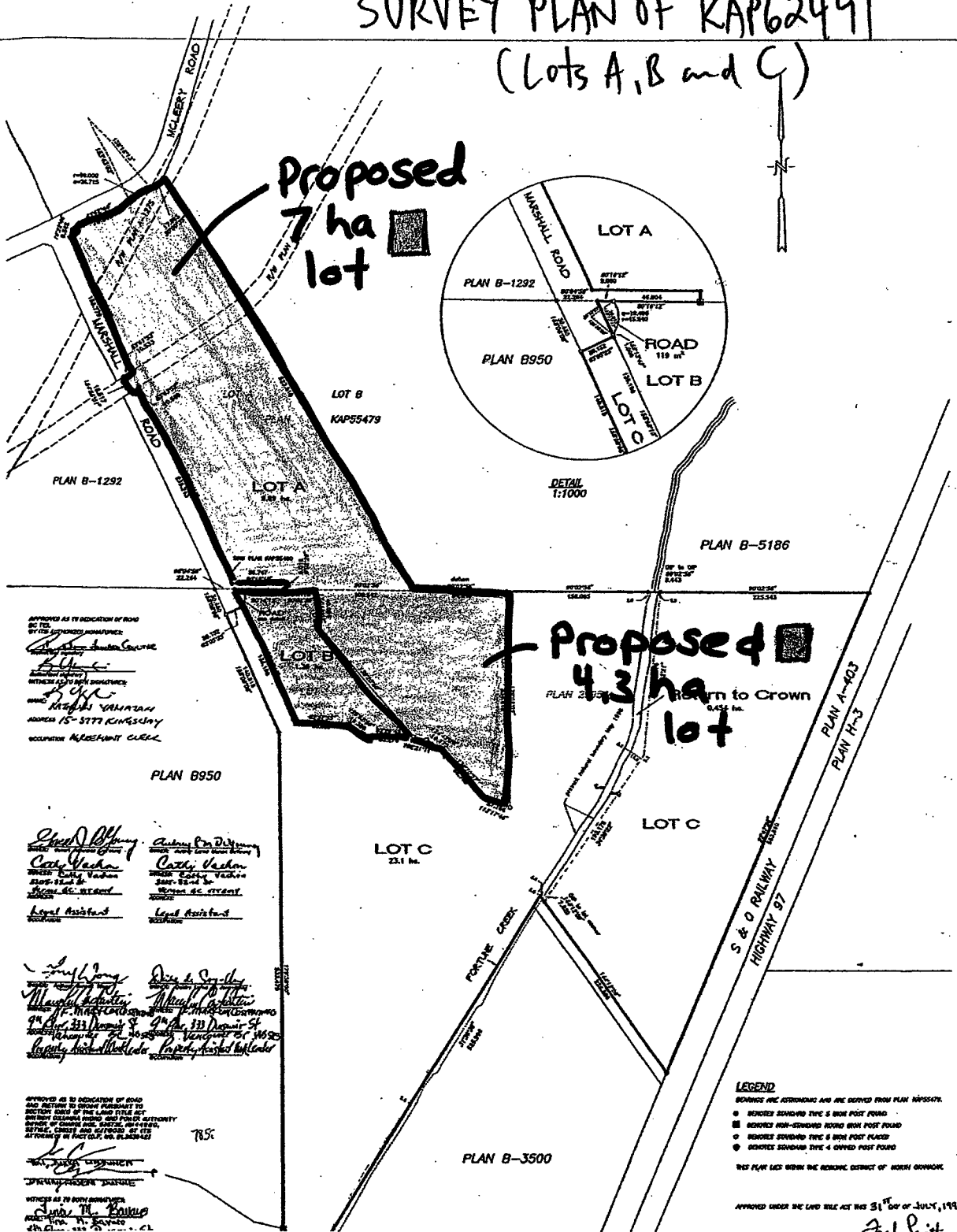
TK/lv/Encl.: Minutes  
Sketch Plan

36889d1

B.C.G.S. No. 82L045  
 SCALE 1:2000 (All distances are in metres and decimals thereof)

DEPOSITED BY THE LAND TITLE OFFICE AT VANCOUVER B.C. ON 27th  
 DAY OF August, 1998  
 I.C.C. Smith  
 REGISTERED  
 1998-1-2000

# SURVEY PLAN OF KAP62491 (Lots A, B and C)



APPROVED AS TO INDICATION OF ROAD  
 BY THE SURVEYING AUTHORITY  
 I.C.C. Smith  
 REGISTERED  
 1998-1-2000

*Carol Vachon*  
 Carol Vachon  
 2305-12 St.  
 Victoria B.C. V8T 2R2  
 Level Assistant

*Michael J. Smith*  
 Michael J. Smith  
 9401 333 Street S.  
 Vancouver B.C. V6P 6C6  
 Level Assistant

APPROVED AS TO INDICATION OF ROAD  
 AND PARTIAL TO BEING PLACED TO  
 SECTION 35 OF THE LAND TITLE ACT  
 BY THE SURVEYING AUTHORITY  
 I.C.C. Smith  
 REGISTERED  
 1998-1-2000

APPROVED AS TO INDICATION OF ROAD  
 BY THE SURVEYING AUTHORITY  
 I.C.C. Smith  
 REGISTERED  
 1998-1-2000

**LEGEND**  
 BOUNDRIES ARE ESTABLISHED AND ARE DERIVED FROM PLAN REFERENCES.  
 ● BOUNDARY SURVEYED TYPE 5 BORN POST PLACED  
 ○ BOUNDARY NON-SURVEYED BOUND BORN POST PLACED  
 ○ BOUNDARY SURVEYED TYPE 6 BORN POST PLACED  
 ○ BOUNDARY SURVEYED TYPE 4 OPENED POST PLACED  
 THIS PLAN LIES WITHIN THE BOUNDARY DISTRICT OF HOODSON GOVERNOR.

APPROVED UNDER THE LAND TITLE ACT REG 31<sup>st</sup> OF JULY, 1998.  
 I.C.C. Smith  
 ATTORNEY GENERAL FOR THE  
 MUNICIPALITY OF SURREY

**Provincial Agricultural Land Commission**  
 Application # 36889  
 Resolution #474/2006

IT IS A BRITISH COLUMBIA LAND SURVEYOR, BY VOUCHER  
 CERTIFY THAT I HAVE PERSONALLY AND INDIVIDUALLY  
 SURVEYED AND REPRESENTED BY THIS PLAN AND THAT  
 OF THE CORRECT, THE SURVEY WAS COMPLETED ON  
 THE DATE.  
 RUSSELL N. SHORTT  
 Columbia Land Services  
 2001 West Pointe, Victoria, B.C.  
 V8S 4P6  
 250-755-1111

## MINUTES OF THE PROVINCIAL AGRICULTURAL LAND COMMISSION

A meeting was held by the Provincial Agricultural Land Commission on September 29, 2006 at the Ministry of Agriculture and Lands office located at 4607 - 23<sup>rd</sup> Street, Vernon, BC.

<b>PRESENT:</b>	Sue Irvine	Chair, Okanagan Panel
	Sharon McCoubrey	Commissioner
	Sid Sidhu	Commissioner
	Terra Kaethler	Staff
	Martin Collins	Staff

### For Consideration

Application # T - 36889

Applicant(s) Deidre De Jong-Wong

Proposal To adjust the boundaries of a 9.9 ha property and a 1.4 ha property to create a 7 ha property (Lot A) and a 4.3 ha property (Lot B).

Legal 1. PID: 024-227-013  
Lot A, Section 10, 15, 16, Township 35, Kamloops Division of Yale District, Plan KAP62491

2. PID: 024-227-021  
Lot B, Section 9,10, Township 35, Osoyoos Division of Yale District, Plan KAP62491

Location 4511 and 4525 Marshall Road

### Site Inspection

A site inspection was conducted on September 28th, 2006. Those in attendance were:

- Commissioners: Sue Irvine, Sharon McCoubrey and Sid Sidhu
- Staff: Terra Kaethler and Martin Collins
- Applicant: Deidre de Jong-Wong

Ms. De Jong-Wong confirmed that she received the staff report dated September 15, 2006 and did not identify any errors.

The Commission met with the applicant on the property to discuss the proposed boundary change. The property was surrounded by agricultural development. The applicant described her plans to develop an organic lavender farm and distillery on Lot B. Lot A would remain her parents residence, co-owners of both properties.

**Discussion**

The Commission has no objection to the current proposed subdivision on the grounds that the smaller property (Lot B) would be put into intensive agricultural production, and therefore would have a positive impact on farming and the farming community.

**IT WAS**

**MOVED BY:** Commissioner Irvine  
**SECONDED BY:** Commissioner McCoubrey

THAT the application to adjust the boundaries of two properties be approved to create Lot A (7 ha) and Lot B (4.3 ha)

AND THAT the approval is subject to the following conditions:

- The subdivision be in substantial compliance with the attached plan
- Approval is granted to the applicant only and is valid for three (3) years from the date of this decision.

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 # 474/2006**



**Staff Report**  
**Application # T – 36889**  
**Applicant: Deidre De Jong-Wong & Anthony Wong**

**DATE RECEIVED:** August 24, 2006

**DATE PREPARED:** September 15, 2006

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

**FROM:** Simone Rivers, Land Use Planner

**PROPOSAL:** To adjust the boundaries of a 9.9 ha property and a 1.4 ha property to create a 7 ha property and a 4.3 ha property.

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

**BACKGROUND INFORMATION:**

The applicant has submitted a very comprehensive description of her proposal including a business plan for her proposed Organic Lavender business. This application is necessary because it reverses a previous Commission decision and therefore the approving officer could not approve the boundary adjustment.

**Local Government:**

The Corporation of the Township of Spallumcheen

**Legal Description of Property:**

1. PID: 024-227-013  
Lot A, Section 10, 15 and 16, Township 35, Kamloops Division of Yale District, Plan KAP62491;
2. PID: 024-227-021  
Lot B, Section 9 & 10, Township 35, Osoyoos Division of Yale District, Plan KAP62491;

**Purchase Date:**

2004

**Location of Property:**

4511 and 4525 Marshall Road

**Size of Properties:**

11.3 ha (Both properties are in the ALR).

**Present use of the Property:**

Lot A - Residence, barn, equipment barn, grass/alfalfa for hay  
Lot B - grass/alfalfa for hay

**Surrounding Land Uses:**

**WEST:** Chicken, rock quarry, grain, alfalfa (hay), dairy  
**SOUTH:** Grass (hay) dairy young stock  
**EAST:** Alfalfa (hay), horses, dairy, cattle  
**NORTH:** Residence, chickens, grain/alfalfa, (hay)

**Agricultural Capability:**

Data Source: Agricultural Capability Map # 82L/6  
The majority of the property is identified as having Mixed Prime and Secondary ratings.

**Zoning Bylaw and Designation:**

Zoning: Bylaw No. 1449 (1999)  
Designation: A.2  
Minimum Lot Size: 30.5 ha

**PREVIOUS APPLICATIONS:**

**Application #30522-0**

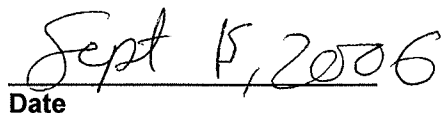
**Applicant:** DeYoung, Govert & Audrey  
**Decision Date:** May 15, 1996  
**Proposal:** To subdivide a 4.1 ha lot from the property and build a retirement residence  
**Decision:** Refused as proposed but would allow a smaller homesite subject to the consolidation of the remainder of the proposed homesite area with the adjacent lot to the north to make a more practical farm unit  
**Note:** This application created the subject property and the current proposal would basically create the 4.1 ha property proposed under this application.

**ATTACHMENTS:**

- Township of Spallumcheen: Local Government Report dated July 20, 2006 (Submitted by the Township of Spallumcheen)
- Appendix E - Map - (submitted by the applicant)
- Survey Plan of KAP62491 showing proposal (Created by ALC Staff)
- ALC Context Map - NORD Constituent Map 38 (1:2640')

**END OF REPORT**

  
Signature

  
Date