



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

Reply to the attention of Simone Rivers
ALC File: ZZ-36942

December 1, 2006

William and Beverly Fraser
RR1 - Site 2 - Comp 58 - 8877 Kealty Road
Heffley Creek, BC V0E 1Z0

Dear Mrs. and Mrs. Fraser:

Re: Application to Subdivide land in the Agricultural Land Reserve

Please find attached the Minutes of Resolution # 619/2006 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:

Erik Karlsen, Chair

cc: Thompson-Nicola Regional District (ALR-P-101)

Enclosure: Minutes/Sketch Plan

SR/eg
i/36942d1

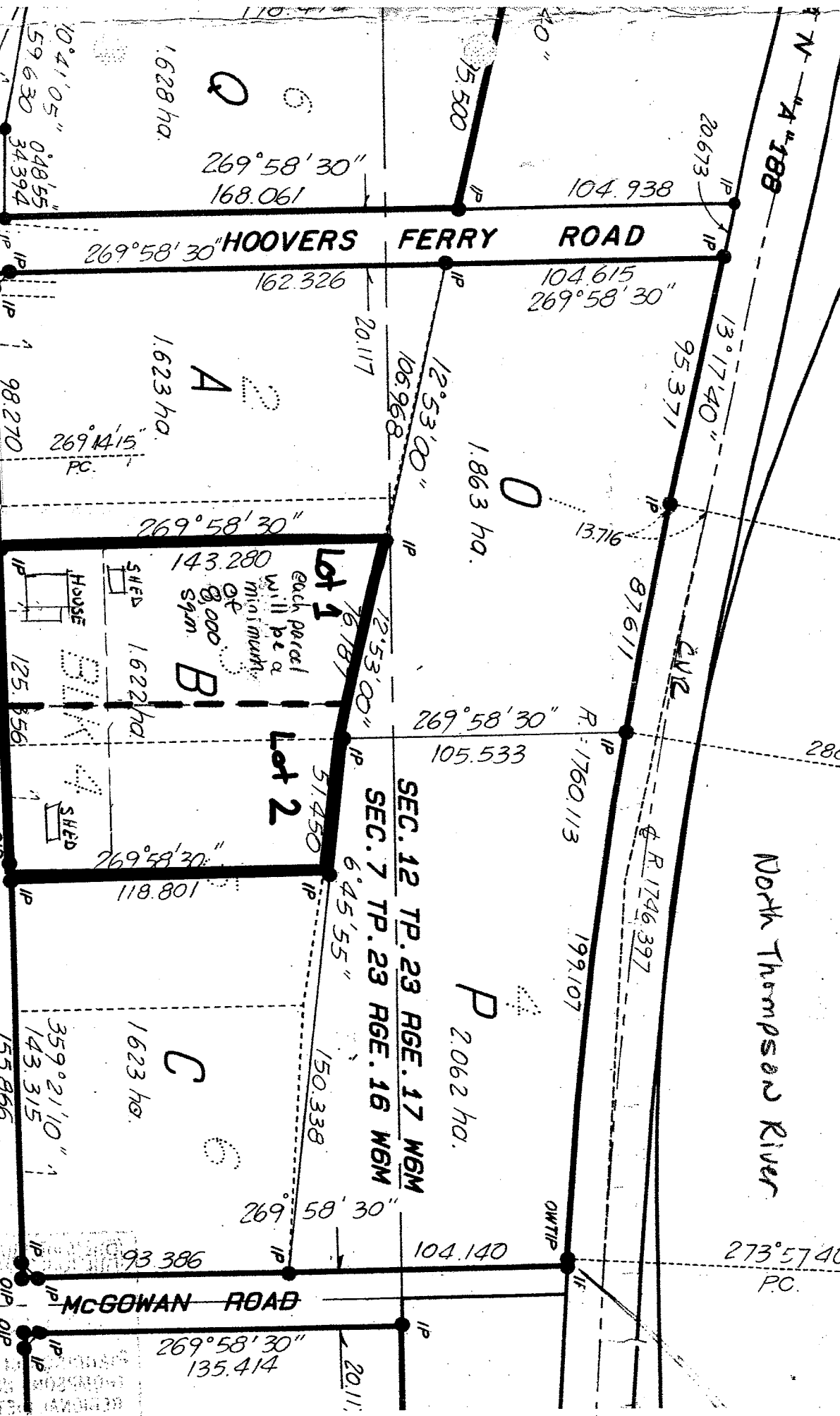
Approved subdivision into two 0.8 ha lots

 Subject Property

Provincial Agricultural Land Commission

 Application Resolution # 619/2006

 ZZ-36942



223.400

 356.48'20"

 359°15'10"

 301.708

 2.318 ha.

62.100

 269°58'30"

 269°58'30"

 7.672

143.280

 16.181

 12.53'00"

 12.53'00"

 51.450

 6.45'55"

 150.338

 118.801

 269°58'30"

 155.866"

 143.315

 359°21'10"

 93.386

 104.140

 135.414

 20.11

2.062 ha.

 199.107

 273°57'40"

 P.C.



MINUTES OF THE PROVINCIAL AGRICULTURAL LAND COMMISSION

A meeting was held by the Provincial Agricultural Land Commission on November 23, 2006 at Quesnel City Hall, 410 Kinchant Street, Quesnel, B.C.

PRESENT:	Grant Huffman	Chair, Interior Panel
	Holly Campbell	Commissioner
	Frank Read	Commissioner
	Simone Rivers	Staff

For Consideration

Application: # ZZ- 36942
 Applicant: William and Beverly Fraser
 Proposal: To subdivide the 1.6 ha property into two 0.8 ha lots.
 Legal: PID: 003-018-954
 Lot B, Section 7, Township 23, Range 16, W6M, Kamloops
 Division of Yale District, Plan 34119
 Location: 8877 Kealty Road, Vinsulla

Site Inspection

A site inspection was conducted on November 21, 2006. Those in attendance were:

- Grant Huffman Chair, Interior Panel
- Holly Campbell Commissioner
- Frank Read Commissioner
- Simone Rivers Staff
- Bev Fraser Applicant

The Commission met with the applicant at the subject property. It noted that the property was quite small and was located in an area of other small lot subdivision that predates the ALR.

Ms. Fraser confirmed that the staff report dated November 10, 2006 was received and no errors were identified.

Discussion

Assessment of Agricultural Suitability

The Commission assessed whether external factors such as encroaching non-farm development have caused or will cause the land to become unsuitable for agriculture. The Commission believes there are external factors that render the land unsuitable for agricultural use. They are the size of the subject property and the size of the surrounding properties. This area was been split into rural residential sized lots prior to the establishment of the ALR and as such is largely no longer suitable for agriculture.

Assessment of Impact on Agriculture

The Commission also assessed the impact of the proposal against the long term goal of preserving agricultural land. As the subject property is surrounded by small lots the

Commission does not believe that the proposal would impact existing or potential agricultural use of surrounding lands.

IT WAS

MOVED BY: Commissioner Read
SECONDED BY: Commissioner Campbell

THAT the application be allowed as proposed.

AND THAT the approval is subject to the following conditions:

- the subdivision be in substantial compliance with the plan submitted with the application
- The subdivision must be completed within 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 # 619/2006



Staff Report
Application # ZZ – 36942
Applicant: William and Beverly Fraser

DATE RECEIVED: September 11, 2006

DATE PREPARED: November 10, 2006

TO: Chair and Commissioners – Interior Panel

FROM: Simone Rivers, Land Use Planner

PROPOSAL: To subdivide the 1.6 ha property into two 0.8 ha lots.

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

BACKGROUND INFORMATION:

Local Government:

Thompson-Nicola Regional District

Legal Description of Property:

PID: 003-018-954
Lot B, Section 7, Township 23, Range 16, W6M, Kamloops Division of Yale District, Plan 34119

Purchase Date:

April 1997

Location of Property:

8877 Kealty Road, Vinsulla

Size of Property:

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

Present use of the Property:

Residence, storage, hay field

Surrounding Land Uses:

WEST: Residence, horse pasture
SOUTH: Residence, horse pasture
EAST: Highway 5 North
NORTH: Residence and storage

Agricultural Capability:

Data Source: Agricultural Capability Map # 921/16
The majority of the property is identified as having Secondary ratings.

Official Community Plan and Designation:

OCP: Kamloops North OCP
Designation: Rural Residential

Zoning Bylaw and Designation:

Zoning: Bylaw No. 940
Designation: CR-1 Country Residential
Minimum Parcel Size - (0.8 ha)

LOCAL GOVERNMENT RECOMMENDATIONS/COMMENTS:

No comments or recommendations

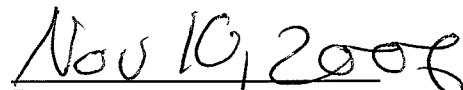
ATTACHMENTS:

- Sketch of proposed subdivision (Submitted by the applicants)
- ALC Context Map - Thompson-Nicola Regional District Constituent Map # 26 - 1:10,000 (created by ALC Staff)
- Air Photo - 921/16 - 1:5,000 (Created by ALC Staff)

END OF REPORT



Signature



Date