



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

March 9, 2007

Reply to the attention of Simone Rivers  
ALC File: #ZZ - 33275

D.S. Cunliffe  
Consulting Engineering  
P.O. Box 96  
Celista, B.C. V0E 1L0

Dear Mr. Cunliffe:

Re: **Reconsideration Request.**

Please find attached the Minutes of Resolution # 66/2007 outlining the Commission's decision as it relates to the above noted application. As agent, it is your responsibility to notify your client(s) 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

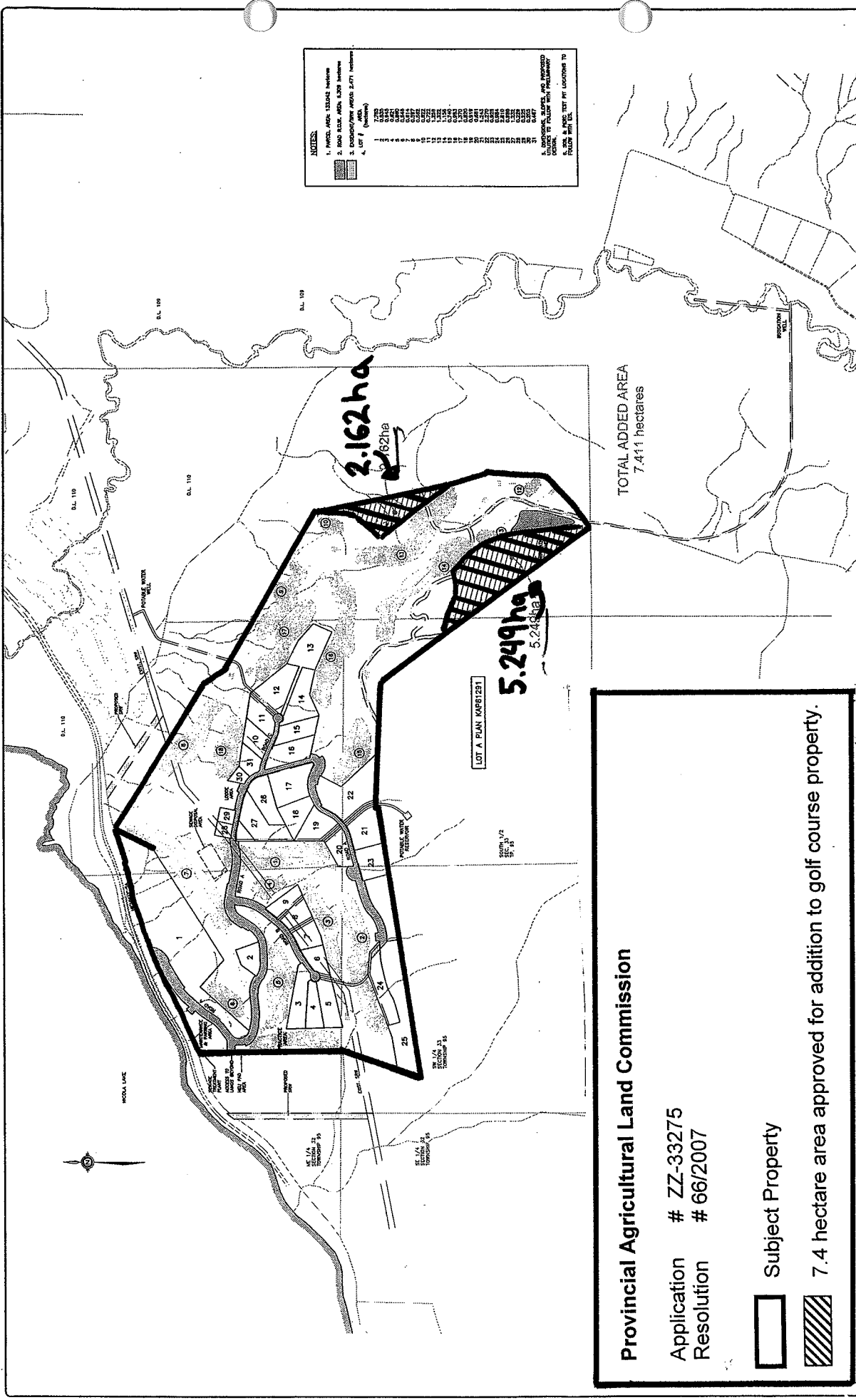
Per:

Erik Karlsen, Chair

cc: Thompson-Nicola Regional District (#PALC-M-45)

Enclosure: Minutes/Sketch Plan

SBR/lv  
33275d5.



**NOTES:**

1. PARCEL AREA: 153202 hectares
2. ROAD BOUNDARY AREA: 153202 hectares
3. EXISTING/PROPOSED AREAS: 2,471 hectares
4. LOT # (Priority)

7.285	1
0.244	2
0.000	3
0.000	4
0.000	5
0.000	6
0.000	7
0.000	8
0.000	9
0.000	10
0.000	11
0.000	12
0.000	13
0.000	14
0.000	15
0.000	16
0.000	17
0.000	18
0.000	19
0.000	20
0.000	21
0.000	22
0.000	23
0.000	24
0.000	25
0.000	26
0.000	27
0.000	28
0.000	29
0.000	30
0.000	31

LOCATIONS OF PLOTS TO BE PURCHASED BY THE DEVELOPER ARE SHOWN BY LOCATIONS TO FOLLOW WITH 10%.

**Provincial Agricultural Land Commission**

Application # ZZ-33275  
Resolution # 66/2007

Subject Property

7.4 hectare area approved for addition to golf course property.

DATE	REV	DESCRIPTION	BY	APPR
2006-11-08	A	PRELIMINARY PLAN	JPH	
2006-11-08	B	FOR APPROVAL	JPH	
2006-11-08	C	FOR APPROVAL	JPH	
2006-11-08	D	FOR APPROVAL	JPH	
2006-11-08	E	FOR APPROVAL	JPH	

SCALE: 1:5000  
DATE: 06-03-06  
APPROVED BY: JPH  
DRAWN BY: JPH  
CHECKED BY: JPH

FOR APPROVAL 2006-11-08  
NOT FOR CONSTRUCTION

UTTERHOODS  
SCALE

**FOCUS**  
THE WHITE SANDS RESORT & SPA  
SUSSEX COUNTY RESORT & SPA  
GUELPHERIA GOLF RESORT  
PROPOSED DEVELOPMENT

REV. No. E  
DRAWING No. 050040-20-001



**A meeting was held by the Provincial Agricultural Land Commission on March 1, 2007 at Barriere, B.C.**

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

**ABSENT:** Gordon Gillette                        Commissioner

**For Consideration**

Application:        # ZZ- 33275  
 Applicant:         Quilchena Cattle Co. Ltd.  
 Agent:             Wilderness Properties Inc.  
 Proposal:          To include an additional 7.4 ha of land onto 125.6 ha property (lot 1) intended to accommodate the Sagebrush Golf and Sporting Club. The additional land is needed to satisfy requirements of the Strata Property Act and has been deleted from other areas previously allowed for non-farm use.  
 Location:          South eastern shores of Nicola Lake.

**Site Inspection**

A site inspection was not conducted.

**Discussion**

The Commission understands that 7.4 ha of additional area is to be added to the Sagebrush Golf and Sporting Club portion of the project that 3.8 ha of area is being deleted from 2 proposed RV parks and that an additional 3.6 ha of area is being deleted from the proposed 9 hole golf course. The Commission had no objection to the proposal as the total area of land to be used for non-farm purposes was not going to change, only its configuration.

**Conclusions**

That the proposal will not impact agriculture.

**IT WAS**

**MOVED BY:**             Commissioner Huffman  
**SECONDED BY:**        Commissioner Campbell

THAT the application be allowed.

AND THAT approval is subject to the following condition; that the area to be added to the Sagebrush Golf and Sporting Club does not exceed 7.4 ha as depicted on the plan enclosed with the application.

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 # 66/2007**