



Agricultural Land Commission
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February 23, 2007

Reply to the attention of Brandy Ridout
ALC File: #V - 36606

Norman & Joan Wallace
3842 Albrecht Road
Naramata, BC V0H 1N0

Dear Sir/Madam:

Re: Application #V-36606

Please find attached the Minutes of Resolution # 26/2007 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. The Commission will authorize the Registrar of Land Titles to accept registration of the plan.

Yours truly,

PROVINCIAL AGRICULTURAL LAND COMMISSION

Per:

Erik Karsen, Chair

Enclosure: Minutes

MC/lv/Encl.
36606d2.



MINUTES OF THE PROVINCIAL AGRICULTURAL LAND COMMISSION

A meeting was held by the Provincial Agricultural Land Commission on February 12, 2007 at Salmon Arm, B.C.

PRESENT:	Sue Irvine	Chair, Okanagan Panel
	Sharon McCoubrey	Commissioner
	Sid Sidhu	Commissioner
	Jennifer Carson	Staff
	Martin Collins	Staff

For Consideration

Application: # V- 36606
Applicant: Norman & Joan Wallace
Proposal: To release the conditions of fencing and buffering required as per Resolution #274/2006 (which allowed a boundary adjustment between two adjoining properties resulting in a 0.1 ha lot and a 1.2 ha lot).
Legal: Lot 2, Plan 33840, DL 156, SDYD, Except Plan KAP48525
Lot A, District Lot 156, SDYD, Plan KAP48525;
Location: 3842 Albrecht Street, Naramata

Discussion

The Commission considered what persons were affected by the reconsideration.

The Commission recalled the application and concurred with the staff assessment that the fencing and buffering were unnecessary, and that would not significantly enhance the substantial benefits that would accrue to agriculture as a result of the proposed consolidation.

IT WAS

MOVED BY: Commissioner Sid Sidhu

SECONDED BY: Commissioner Sharon McCoubrey

THAT there were no persons affected by the reconsideration;

AND THAT the request to eliminate the fencing and buffering conditions required as per Resolution # 274/2006 be allowed.

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 # 26/2007



Staff Report
Application # V – 36606
Applicant: Norman & Joan Wallace

DATE RECEIVED: February 05, 2007

DATE PREPARED: February 9, 2007

TO: Chair and Commissioners – Okanagan Panel

FROM: Brandy Ridout, Land Use Planner

PROPOSAL: To release the conditions of fencing and buffering required as per Resolution #274/2006 (which allowed a boundary adjustment between two adjoining properties resulting in a 0.1 ha lot and a 1.2 ha lot).

This application is reconsidered pursuant to section 33 of the *Agricultural Land Commission Act*.

BACKGROUND INFORMATION:

The Commission previously allowed the boundary adjustment between two properties subject to fencing and buffering.

Local Government:

Regional District of Okanagan-Similkameen

Legal Description of Property:

Lot 2, Plan 33840, DL 156, SDYD, Except Plan KAP48525
Lot A, District Lot 156, SDYD, Plan KAP48525;

Location of Property:

3842 Albrecht Street, Naramata

Size of Property:

0.4 ha and 0.9 ha (Both properties lie entirely within the ALR).

Present use of the Property:

Several fruit/nut trees, two residences, one on each property.

Surrounding Land Uses:

WEST: Tree nursery
SOUTH: Residential
EAST: Vineyard
NORTH: Residence, orchard

Agricultural Capability:

Data Source: Agricultural Capability Map # 82E.053
The majority of the property is identified as having prime ratings.

Official Community Plan and Designation:

Naramata Official Community Plan Bylaw No. 1406 (1993)
Designation: Agriculture and Residential Family One

Zoning Bylaw and Designation:

Electoral Area 'E' Zoning Bylaw No. 1566 (1995)
Designation: Agriculture (AG) and Residential Single Family One (RS1)
Minimum lot size: AG=4 ha, RS1=0.2 ha


STAFF COMMENTS:

Staff suggest that the request be allowed because the boundary amendment proposal is a benefit for agriculture; reflects a previous urban/agricultural boundary which has no buffering; and because buffering and fencing would not substantively enhance agriculture in this area.

END OF REPORT



Signature



Date