



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

April 18, 2007

Reply to the attention of Brandy Ridout
ALC File: #H - 36825

R G Holtby
670 - 17th Street, SE
Salmon Arm, BC V1E 1W2

Dear Mr. Holtby:

Re: Application to subdivide land in the Agricultural Land Reserve

Please find attached the Minutes of Resolution # 118/2007 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

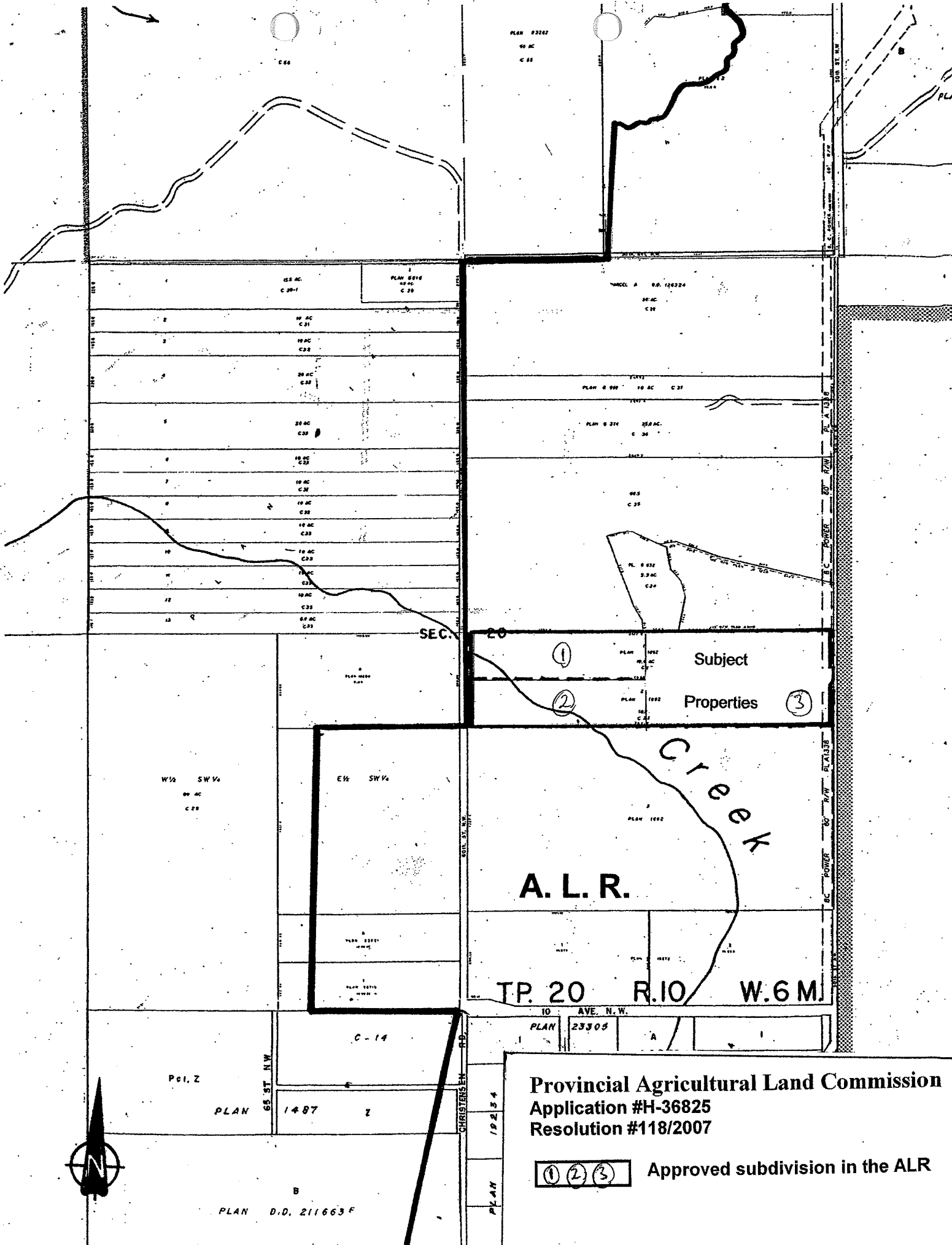
Per:

Erik Karlsen, Chair

cc: City of Salmon Arm (#ALC.302)

Enclosure: Minutes/Sketch Plan

BR/lv
36825d2



PLAN 83242
60 AC
C 65

C 66

PLAN 8816
10 AC
C 28

PARCEL A D.P. 124224
50 AC
C 28

125 AC
C 20-1

10 AC
C 31

10 AC
C 28

20 AC
C 22

20 AC
C 23

10 AC
C 23

10 AC
C 28

10 AC
C 28

10 AC
C 28

10 AC
C 23

10 AC
C 23

10 AC
C 23

10 AC
C 23

10 AC
C 23

10 AC
C 23

10 AC
C 23

10 AC
C 23

10 AC
C 23

10 AC
C 23

10 AC
C 23

10 AC
C 23

10 AC
C 23

10 AC
C 23

10 AC
C 23

10 AC
C 23

10 AC
C 23

10 AC
C 23

10 AC
C 23

10 AC
C 23

10 AC
C 23

10 AC
C 23

10 AC
C 23

10 AC
C 23

10 AC
C 23

10 AC
C 23

10 AC
C 23

10 AC
C 23

10 AC
C 23

10 AC
C 23

10 AC
C 23

PLAN 8 899 10 AC C 27

PLAN 8 374 25 AC C 26

90.5
C 25

PL 8 632

3.9 AC
C 24

SEC. 20

①

Subject

②

Properties

③

Creek

A. L. R.

TP. 20 R. 10 W. 6 M.

10 AVE. N.W.

PLAN 23305

A

C-14

Pol. Z

PLAN 1487 Z

B

PLAN D.D. 211663 F

PLAN 19234

Provincial Agricultural Land Commission
Application #H-36825
Resolution #118/2007

① ② ③

Approved subdivision in the ALR



MINUTES OF THE PROVINCIAL AGRICULTURAL LAND COMMISSION

A meeting was held by the Provincial Agricultural Land Commission on March 29, 2007 in Vernon, B.C.

PRESENT:	Sue Irvine	Chair, Okanagan Panel
	Sid Sidhu	Commissioner
	Monika Marshall	Commissioner
	Brandy Ridout	Staff
	Martin Collins	Staff

For Consideration

An e-mail from the applicant's agent was received March 26, 2007 requesting that the Commission reconsider its decision recorded as Resolution #496/2006.

Application: # H - 36825
Applicant: George Turner
Agent: R. G. Holtby
Current Proposal: To subdivide the two 8 ha properties so as to consolidate the easterly portions into a single high capability 8 ha lot and create two 4 ha lots west of Palmer Creek.
Original Proposal: To subdivide a single 4.2 ha lot from two adjoining 8 ha properties as divided by Palmer Creek.
Decision: Refused as proposed. The Commission was prepared to consider an alternate subdivision proposal that achieved a benefit for agriculture, i.e. consolidated the easterly portions of the properties into a single high capability 8 ha property while allowing two 4 ha lots west of Palmer Creek.
Legal: 1. PID: 011-077-271
Lot 1, Section 20, Township 20, Range 10, W6M, Kamloops Division
Yale District, Plan 1892
2. PID: 011-077-280
Lot 2, Section 20, Township 20, Range 10, W6M, Kamloops Division
Yale District, Plan 1892
Location: 1860 and 1940 - 60th Street, NW, Salmon Arm

Discussion

Under Resolution #496/2006 the Commission refused the applicant's original proposal. However, it indicated that it would consider a subdivision that provided a benefit to agriculture. The Commission believed that the reconsideration request met this requirement in that it proposed to consolidate the easterly portions of the properties into a single high capability 8 ha property while allowing two 4 ha lots west of Palmer Creek.

IT WAS

MOVED BY: Commissioner Irvine
SECONDED BY: Commissioner Sidhu

THAT the information presented constitutes evidence that was not available at the time of the original decision and therefore a reconsideration is warranted;

AND THAT for the purposes of Section 33(2) of the *Agricultural Land Commission Act*, there are no persons it considers affected by the reconsideration.

AND THAT the request to subdivide the two 8 ha properties so as to consolidate the easterly portions into a single high capability 8 ha lot and create two 4 ha lots west of Palmer Creek be allowed.

AND THAT the approval is subject to the following conditions:

- the subdivision be in substantial compliance with the plan submitted with the reconsideration request
- 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 # 118/2007