



Agricultural Land Commission
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February 27, 2007

Reply to the attention of Brandy Ridout
ALC File: #V - 36994

Susan Anne Russell-Matsumoto
1102 Highway 5A
Princeton, BC V0X 1W0

Dear Ms. Russell-Matsumoto:

Re: Application to Subdivide Land within the Agricultural Land Reserve

Please find attached the Minutes of Resolution # 24/2007 outlining the Commission's decision as it relates to the above noted application.

Attached is an application form for inclusion of land into the ALR, as per the Commission's decision. The application form must be filled out and submitted to the Regional District of Okanagan-Similkameen. There is no fee for the 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 (i.e. the inclusion application has been submitted), it will authorize the Registrar of Land Titles to accept registration of the plan.

Yours truly,

PROVINCIAL AGRICULTURAL LAND COMMISSION

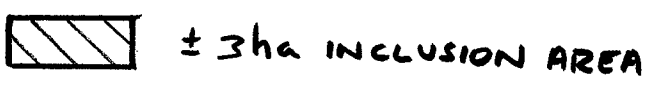
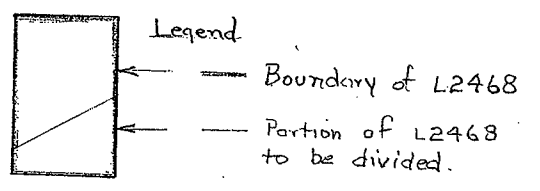
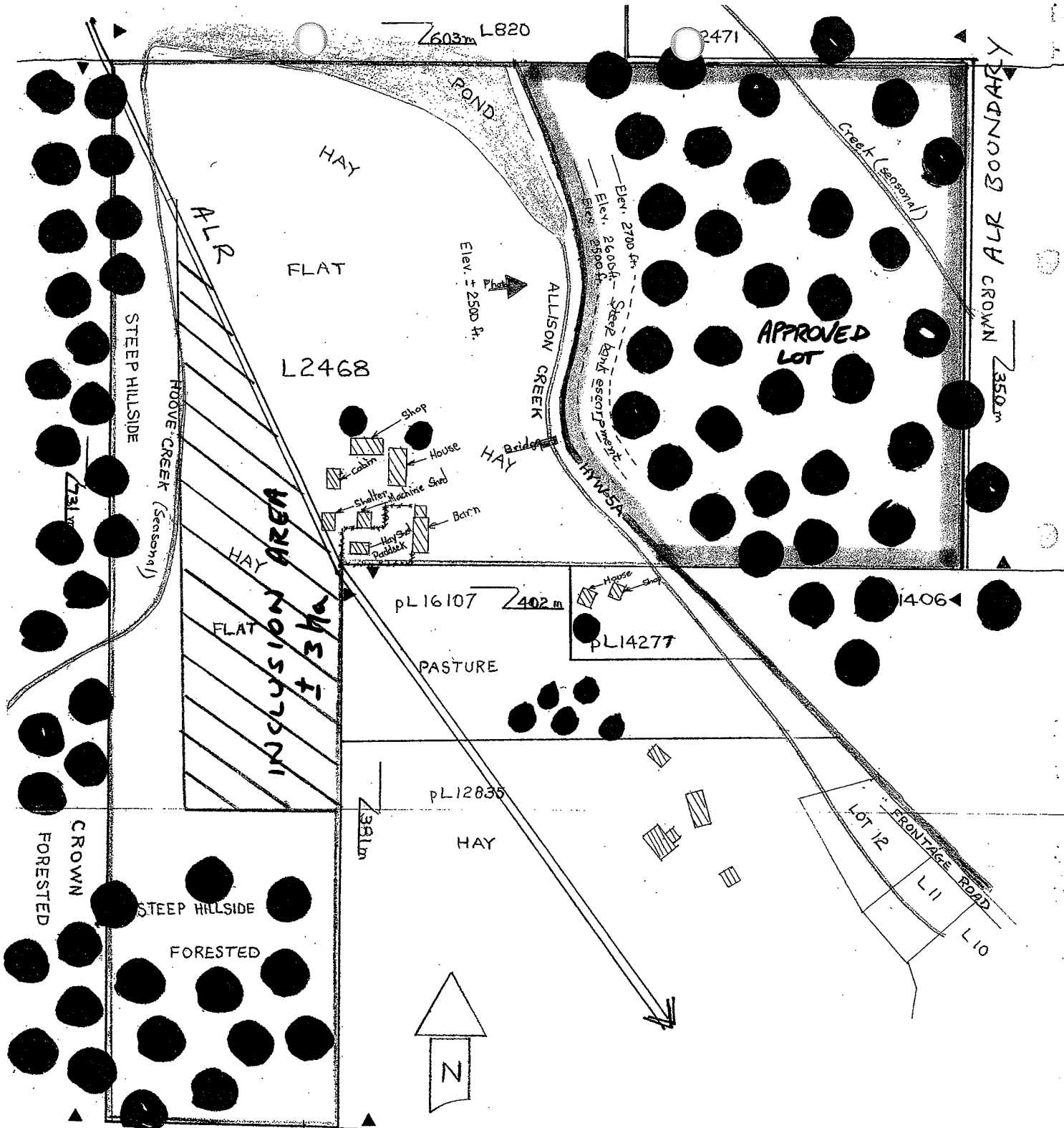
Per:

Erik Karlsen, Chair

cc: Regional District of Okanagan-Similkameen (#H-06-01171-000)

Enclosure: Minutes/Sketch Plan

MC/lv/36994d1



FILE V-36994
RES # 24/2007



MINUTES OF THE PROVINCIAL AGRICULTURAL LAND COMMISSION

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

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

For Consideration

Application: # V- 36994
Applicant: Susan Anne Russell-Matsumoto
Proposal: To subdivide the 28 ha subject property into two parcels (19.1 ha and 8.9 ha) as divided by Highway 5A. The 8.9 ha parcel would encompass the non-arable hillside area.
Legal: PID: 013-129-988
Location: District Lot 2468, Kamloops Division of Yale District
1102 Highway 5A, Princeton

Site Inspection

No site inspection was conducted.

Context

The proposal was weighed against the purposes of the Commission as stipulated in section 6 of the *Agricultural Land Commission Act* (the "Act"). They are:

1. to preserve agricultural land
2. to encourage farming on agricultural land in collaboration with other communities of interest, and
3. to encourage local governments, first nations, the government and its agents to enable and accommodate farm use of agricultural land and uses compatible with agriculture in their plans, bylaws and policies.

Discussion

Assessment of Agricultural Capability/Suitability

The Commission reviewed the agricultural land capability mapping for the property, and the aerial photographs, and confirmed that the area lying east of Highway 5A (the proposed 8.9 ha lot) had limited agricultural capability due to poor soils and steep topography. The Commission also considered Highway 5A to be a impediment to utilizing the property as a single agricultural unit. However, the Commission also noted that a significant part of the agricultural remnant lying to the west of Highway 5A was in agricultural production and situated outside the ALR (about 2-3 ha). While the Commission believed that the subdivision represented a minor loss of agricultural grazing land, it considered the inclusion of the cultivated 2-3 ha area into the ALR appropriate to help protect the agricultural remnant from further subdivision pressures.

Conclusions

1. That the land under application for subdivision has limited agricultural capability but can be used for rough grazing.
2. That the land under application has challenges for agricultural use because Highway 5A bisects the property .
3. That the inclusion of currently cultivated land into the ALR (on the agricultural remnant) will help mitigate the loss of rough grazing land from the parcel.

IT WAS

MOVED BY: Commissioner Sid Sidhu
SECONDED BY: Commissioner Sharon McCoubrey

THAT the application to subdivide the 28 ha property into two lots as divided by Highway 5A be allowed;

AND THAT the approval is subject to the following conditions:

- the subdivision is in substantial compliance with the attached plan
- inclusion of the 2-3 ha field area lying to the west of the ALR boundary into the Agricultural Land Reserve (and noted on the attached plan)
- 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 # 24/2007



Staff Report
Application # V – 36994
Applicant: Susan Anne Russell-Matsumoto
Location: Highway 5A, north of Princeton

DATE RECEIVED: October 10, 2006

DATE PREPARED: January 8, 2007

TO: Chair and Commissioners – Okanagan Panel

FROM: Brandy Ridout, Land Use Planner

PROPOSAL: To subdivide the 28 ha subject property into two parcels (19.1 ha and 8.9 ha) as divided by Highway 5A. The 8.9 ha parcel would encompass the non-arable hillside area.

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

BACKGROUND INFORMATION:

Local Government:

Regional District of Okanagan-Similkameen

Legal Description of Property:

PID: 013-129-988
District Lot 2468, Kamloops Division Yale District

Purchase Date:

09/23/2005

Location of Property:

1102 Highway 5A, Princeton

Size of Property:

28 ha (about 17 ha are in the ALR).

Present use of the Property:

Residence and small farm including outbuildings. Graze and feed horses, cattle, sheep and raise chickens and rabbits. Hay for harvest is grown under irrigation.

Agricultural Capability:

Data Source: Agricultural Capability Map # 92H/10
The majority of the property is identified as having secondary ratings.

BACKGROUND INFORMATION (continued):

Surrounding Land Uses:

WEST: Crown Land not in the ALR
SOUTH: Small acreages in the ALR
EAST: Crown Land not in the ALR
NORTH: Ranch in the ALR

Official Community Plan and Designation:

OCP: Princeton Rural Electoral Area 'H' Rural Land Use Bylaw No. 1725 (1997)
Designation: Resource Area (RA)

Zoning Bylaw and Designation:

Zoning: Bylaw No. 1725 (1997)
Designation: Resource Area (RA)
Minimum Lot Size: 8 ha

RELEVANT APPLICATIONS:

Application #22175-0

Applicant: A.F. & T.A. Mitchell
Decision Date: August 12, 1988
Proposal: To subdivide the 52 ha property into three lots of 12.6 ha, 18.2 ha, and 21.2 ha along the highway and an existing right of way.
Decision: Allowed.

LOCAL GOVERNMENT RECOMMENDATIONS/COMMENTS:

Regional District of Okanagan-Similkameen Board: No comments or recommendations, as per policy.

Electoral Area 'H' Director: No objection to the application.

STAFF COMMENTS:

- The proposal is to separate the non-arable steep hillside from the valley land, as divided by the highway.
- A cultivated portion of the property lies outside the ALR. The Commission might consider requesting that the area be included into the ALR.

ATTACHMENTS:

- ALR Base Map (1:50,000)
- Sketch map
- ALC context map (1:15,000)

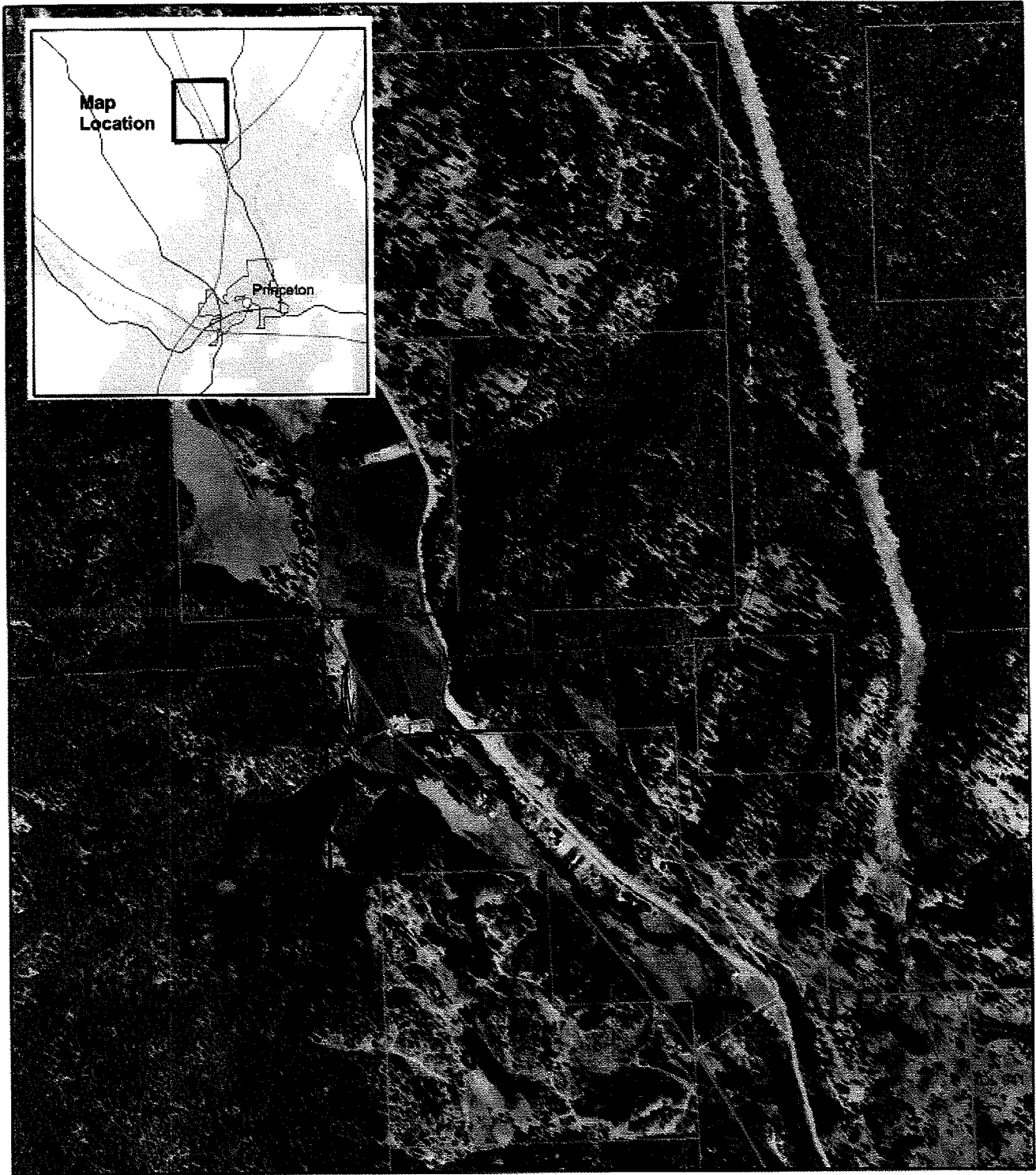
END OF REPORT



Signature

Jan 17, 07

Date



ALC Context Map

Map Scale: 1:15,000



ALC File#:	21-06-36994
Map Sheet #:	92H/10
Regional District:	Okanagan-Similkameen