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Agricultural Land Commission
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May 8, 2007

Reply to the attention of Simone Rivers
ALC File: ZZ-37222

D S Cunliffe
PO Box 96
Celista, BC V0E1L0

Dear Mr. Cunliffe:

Re: Application to Subdivide land in the Agricultural Land Reserve

Please find attached the Minutes of Resolution # 194/2007 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 (ALR-M-58)

Enclosure: Minutes/Sketch Plan

SR/eg
i/37222d1



iMapBC Mapping
Legend

Agricultural Land Resources -
Colour Files



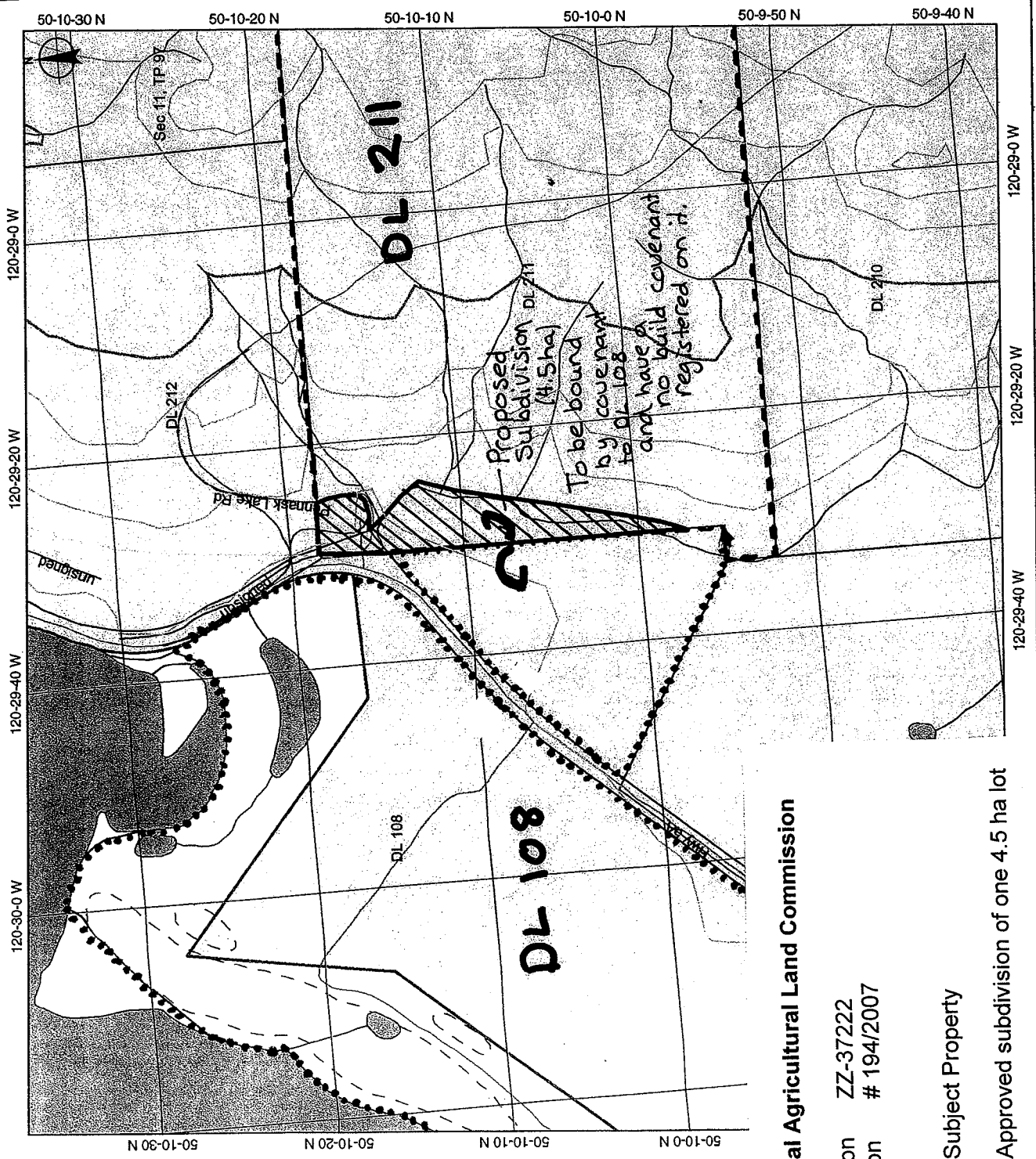
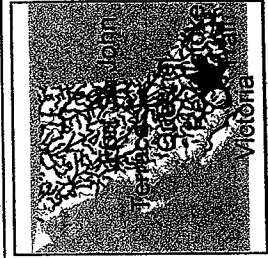
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Data/Projection: NAD83, Albers Equal Area Conic

Key Map of British Columbia



Provincial Agricultural Land Commission

Application
Resolution # 194/2007

-  Subject Property
-  Approved subdivision of one 4.5 ha lot
-  Lots to be bound by title
-  Location of "No-Build" covenant

IT WAS

MOVED BY: Commissioner Campbell
SECONDED BY: Commissioner Gillette

THAT the application be allowed.

AND THAT the approval is subject to the following conditions:

- the subdivision be in substantial compliance with the plan submitted with the application
- the registration of a covenant for the purpose of binding the title of the newly created 4.5 ha lot with DL 108, KDYD so that they can not be sold separately and the registration of a covenant over the entirety of the newly created 4.5 ha lot restricting the construction or placement of residential buildings on this area.
- the subdivision must be completed within three (3) years from the date of this decision.
- approval for non-farm use is granted for the sole benefit of the applicant and is non-transferable.

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 # 194/2007



Staff Report
Application # ZZ – 37222
Applicant: Quilchena Cattle Co. Ltd.
Agent: D. S. Cunliffe

DATE RECEIVED: February 5, 2007

DATE PREPARED: March 27, 2007

TO: Chair and Commissioners – Interior Panel

FROM: Simone Rivers, Land Use Planner

PROPOSAL: To subdivide 4.5 ha from the subject property. The 4.5 ha property would be bound by title to the adjacent property and a no build covenant would be registered on the 4.5 ha property as well.

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

BACKGROUND INFORMATION:

The applicant is proposing to subdivide a 4.5 ha portion of DL 211 that forms a natural extension of the cultivated portion of DL 211. This application could be achieved by a boundary adjustment however, because DL 108 borders on Nicola Lake, the applicant believes that the cost of surveying for consolidation is prohibitive. This application is being made as a result. The 4.5 ha area has traditionally been farmed as a unit with that portion of DL 108 that lies east of the road and the application seeks to formalize an existing situation.

Local Government:

Thompson-Nicola Regional District

Legal Description of Property:

PID: 012-961-370
District Lot 211, Kamloops Division of Yale District

Location of Property:

Quilchena

Size of Property:

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

Present use of the Property:

Hay production and grazing

Surrounding Land Uses:

WEST: Grazing, hay production
SOUTH: Grazing
EAST: Grazing
NORTH: Hay Production

Agricultural Capability:

Data Source: Agricultural Capability Map # 92 I/1, 92 I/2
The majority of the property is identified as having Mixed Prime and Secondary ratings.

Official Community Plan and Designation:

Regional Growth Strategy - Bylaw No.1767
Designation: Rural

Zoning Bylaw and Designation:

Zoning: Bylaw No. 940
Designation: RL-1 (Rural)
Minimum Lot Size: 4 ha

LOCAL GOVERNMENT RECOMMENDATIONS/COMMENTS:

No comments or recommendations as per policy.

STAFF COMMENTS:

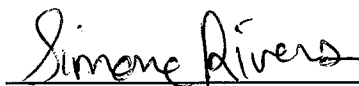
Staff note the following:

- The property proposed for subdivision will be bound by title to an adjacent property as well as a no-build covenant registered on title to ensure that the subdivided property remains in agricultural production.
- The area proposed for subdivision is a natural extension of the cultivable areas of DL 108 and has been farmed as a unit with this property for many years.

ATTACHMENTS:

- Letter from Dave Cunliffe, agent for the applicant, dated November 29, 2006 describing the proposal.
- Copy of the proposed subdivision plan (submitted by the applicant)
- Sketch showing the proposal in context with the adjacent lots and ALR boundary - 92I.018 - 1:10,000 (created by ALC staff in iMap)
- Airphoto - 1:20,000 (created by ALC Staff)

END OF REPORT



Signature



Date