



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

September 28, 2007

Reply to the attention of Brandy Ridout
ALC File: #H - 37406

Browne Johnson & Associates
P.O. Box 362
Salmon Arm, BC V1E 4N5

Dear Mr. G.S. Browne:

Re: Application for Transportation, Utility and Recreational Trail Uses in the Agricultural Land Reserve

Please find attached the Minutes of Resolution # 466/2007 outlining the Commission's decision as it relates to the above noted application. As agent, it is your responsibility to notify your clients 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:

A handwritten signature in black ink, appearing to read 'Erik Karlsen', written over a white background.

Erik Karlsen, Chair

cc: Columbia Shuswap Regional District (SD 17256-E)

Enclosure: Minutes/Sketch Plan

BR/lv
37406d1

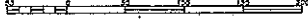
PLAN NEP _____

Deposited in the Land Title Office of Kamloops, B.C.
this day of 2003.

Registrar

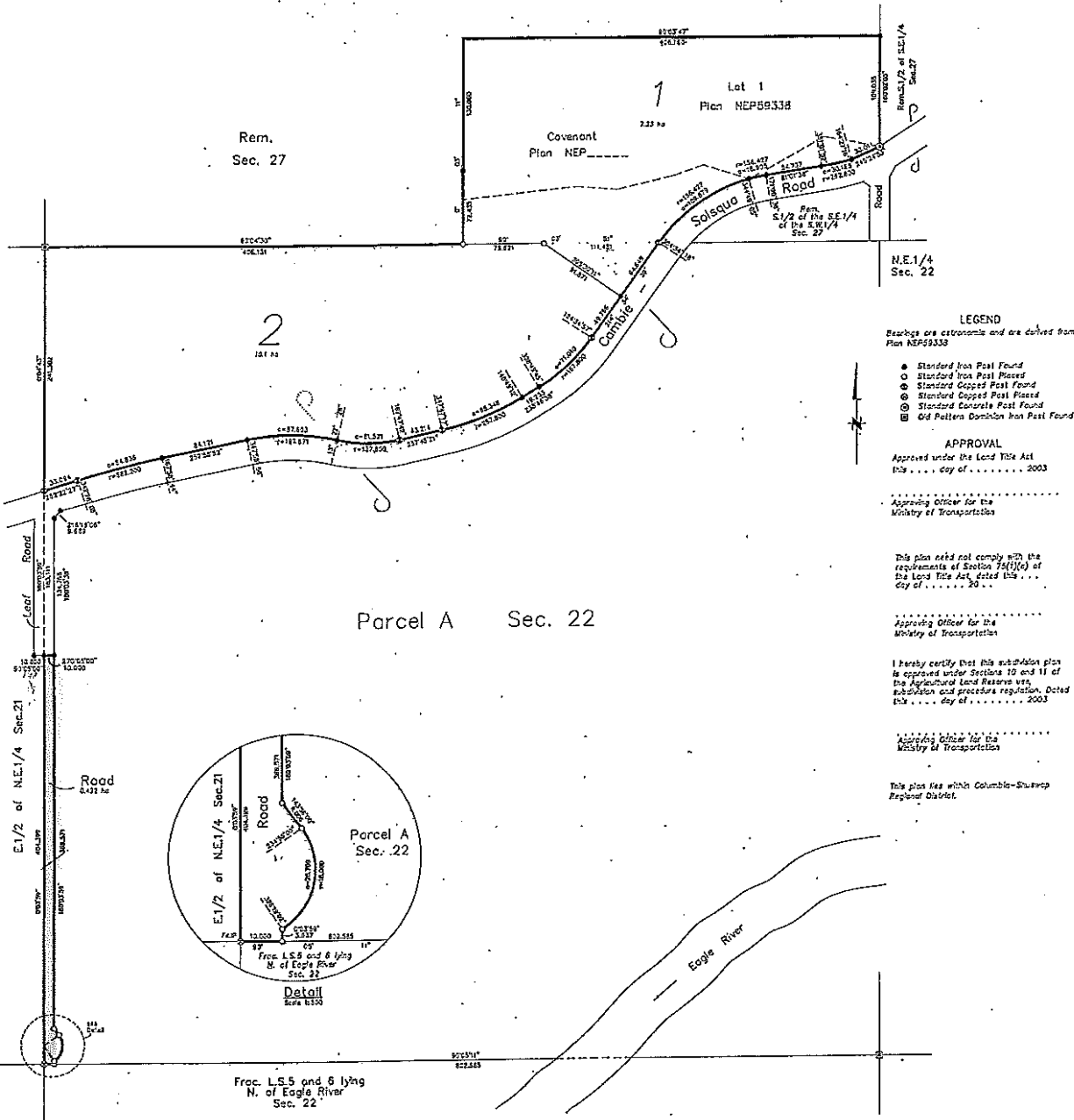
Plan of Subdivision of
Lot 1, Plan NEP59338, Sec. 27 and
Part of Parcel A (R24750) of the N.W.1/4 of Sec. 22,
(Except Plan 15940),
both of Tp.22, R.7, W6M, K.D.Y.D.

Scale 1:2000 B.C.G.S. 82L056



All distances are in metres.

reduced to 65% of original size.



LEGEND
Bearings are astronomic and are derived from
Plan NEP59338

- Standard Iron Post Found
- Standard Iron Post Placed
- ⊙ Standard Gapped Post Found
- ⊙ Standard Gapped Post Placed
- ⊙ Standard Concrete Post Found
- ⊙ Old Patena Dominion Iron Post Found

APPROVAL
Approved under the Land Title Act
this day of 2003

Approving Officer for the
Ministry of Transportation

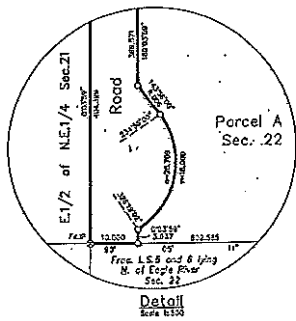
This plan does not comply with the
requirements of Section 74(1)(a) of
the Land Title Act, dated this ...
day of 20 ..

Approving Officer for the
Ministry of Transportation

I hereby certify that this subdivision plan
is approved under Sections 10 and 11 of
the Agricultural Land Reserve Act
subdivision and procedure regulation, dated
this day of 2003

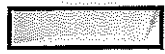
Approving Officer for the
Ministry of Transportation

This plan lies within Columbia-Shuswap
Regional District.



Mortgages: SALMON ARM SAVINGS AND CREDIT UNION Approved Registrar Approved Registrar Occupancy Registrar Address	Judgment: 475457 B.C. Ltd. Authorized Registrar Approved Registrar Occupancy Registrar Address	The registered owners declare that they have entered into covenants in favour of Her Majesty the Queen in right of the Province of British Columbia, as represented by the Minister of Native Lands and Air Protection, in favour of Her Majesty the Queen in right of Canada as represented by the Department of Fisheries and Oceans, and in favour of the Regional District of Columbia-Shuswap all under Section 218 of the Land Title Act.	Owner Bruce Gordon Munro Owner Jacqueline Renee Munro Occupancy (in name) (print name) occupation address	Owner Occupancy (in name) (print name) occupation address
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Provincial Agricultural Land Commission
Application #H-37406
Resolution #466/2007



0.422 ha area approved for road
dedication in the ALR



MINUTES OF THE PROVINCIAL AGRICULTURAL LAND COMMISSION

A meeting was held by the Provincial Agricultural Land Commission on September 20, 2007 in Oliver, BC.

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

For Consideration

Application: # H- 37406
Applicant: Ernest and Wayne Sirvio
Agent: Browne Johnson & Associates
Proposal: Road dedication along Leaf Road.
Legal: PID: 013-842-447
Parcel A (See R24750), Northwest ¼, Section 22, Township 22, Range 7, W6M, Kamloops Division Yale District, Except Part included in SRW Plan 15940
Location: Cambie/Solsqua Road, Sicamous

Site Inspection

A site inspection was conducted on September 18, 2007. Those in attendance were:

- Sue Irvine Chair, Okanagan Panel
- Sid Sidhu Commissioner
- Monika Marshall Commissioner
- Brandy Ridout Staff
- Martin Collins Staff
- Ernest Dennis Sirvio Applicant

Mr. Ernest Dennis Sirvio confirmed that the staff report dated June 1, 2007 was received and no errors were identified.

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

In assessing agricultural capability, the Commission refers in part to agricultural capability mapping and ratings. The ratings are interpreted using the Canada Land Inventory (CLI), 'Soil Capability Classification for Agriculture' system, or the BC Land Inventory (BCLI), 'Land Capability Classification for Agriculture in B.C.' system.

The agricultural capability of the soil of the subject property is 50% Class 3, 40% Class 4 and 10% Class 5, all with limitations of excess water and inundation.

Class 3 – Land in this class has limitations that require moderately intensive management practices or moderately restrict the range of crops, or both.

Class 4 – Land in this class has limitations that require special management practices or severely restrict the range of crops, or both.

Class 5 – Land in this class has limitations that restrict its capability to producing perennial forage crops or other specially adapted crops.

Assessment of Impact on Agriculture

The Commission also assessed the impact of the proposal against the long term goal of preserving agricultural land. It noted that during the process of subdividing two lots that lie to the north of Cambie-Solsqua Road and are outside the ALR, the Ministry of Transportation required road dedication along Leaf Road, which is in the ALR. The Commission also noted that although Leaf Road was only dedicated 134.768 metres into the property from Cambie-Solsqua Road, a gravel road was being used to access the property beyond (an additional 369.571 metres).

Overall, the Commission did not believe that the dedication of 0.422 ha as road would have an undue negative effect on the subject property.

Conclusions

1. That the land under application has agricultural capability and is appropriately designated as ALR.
2. That the proposal will not have an undue negative impact agriculture.

IT WAS

MOVED BY: Commissioner Marshall
SECONDED BY: Commissioner Sidhu

THAT the application be allowed on the grounds that the proposed road will not have a negative impact on agriculture.

AND THAT the approval is subject to the following conditions:

- the road dedication be in substantial compliance with the plan submitted with the application.
- the road dedication 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 # 466/2007



Staff Report
Application # H – 37406
Applicant: Ernest and Wayne Sirvio
Agent: Browne Johnson & Associates

DATE RECEIVED: May 03, 2007

DATE PREPARED: June 1, 2007

TO: Chair and Commissioners – Okanagan Panel

FROM: Jennifer Carson, Land Use Planner

PROPOSAL: Road dedication along Leaf Road. This application is made pursuant to Part 4 Section 6 of BC Regulation 171/2002 (*Agricultural Land Reserve Use, Subdivision and Procedure Regulation*).

BACKGROUND INFORMATION:

Local Government:

Columbia Shuswap Regional District

Legal Description of Property:

PID: 013-842-447

Parcel A (See R24750), Northwest 1/4, Section 22, Township 22, Range 7, W6M, Kamloops Division of Yale District, Except Part included in SRW Plan 15940

Location of Property:

Cambie/Solsqua Road, Sicamous

Size of Affected Area:

0.4 ha

Agricultural Capability:

Data Source: Agricultural Capability Map # 82L/15

The majority of the property is identified as having Prime Dominant ratings.

ATTACHMENTS:

1. Base Map
2. Aerial Photograph
3. Comments from provincial departments
4. Plan of Proposal

END OF REPORT

Signature

A handwritten signature in black ink, appearing to read 'Jennifer Carson', is written over a horizontal line.

Date

A handwritten date 'June 1, 2007' is written in black ink over a horizontal line.