



Agricultural Land Commission
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October 5, 2007

Reply to the attention of Brandy Ridout
ALC File: # H - 37586

Dennis and Barbara Wangler
RR1 - Comp 21 Schwebs Bridge
Falkland, BC V0E 1W0

Dear Mr. and Mrs. Wangler:

Re: Application to subdivide land in the Agricultural Land Reserve

Please find attached the Minutes of Resolution # 474/2007 outlining the Commission's decision as it relates to the above noted application.

Yours truly,

PROVINCIAL AGRICULTURAL LAND COMMISSION

Per:

A handwritten signature in black ink, appearing to read 'Erik Karlsen', is written over the 'Per:' label. The signature is fluid and cursive.

Erik Karlsen, Chair

cc: Columbia Shuswap Regional District (#LC2359-D)

Enclosure: Minutes

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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- 37586
Applicant: Dennis and Barbara Wangler
Proposal: To subdivide a 2 ha lot from the 23.5 ha subject property to construct a new dwelling and live on the 2 ha lot at some time in the future.
Legal: PID: 017-510-350
Lot A, Section 30, Township 17, Range 10, W6M, Kamloops Division
Yale District, Plan KAP46001
Location: 3760 Salmon River Road, Schweb's Bridge - Salmon Valley

Site Inspection

A site inspection was conducted on September 19, 2007. Those in attendance were:

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

Mr. Wangler confirmed that the staff report dated September 6, 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 60% Class 4 with limitations of topography and stoniness and 40% Class 5 with limitations of topography and soil moisture deficiency.

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 Agricultural Suitability

The Commission assessed whether factors such as encroaching non-farm development have caused or will cause the land to become unsuitable for agriculture. The Commission did not believe there are factors that render the land unsuitable for agricultural use.

Assessment of Impact on Agriculture

The Commission also assessed the impact of the proposal against the long-term goal of preserving agricultural land. The Commission noted that agriculture in this area consists of grazing and forage production, which typically requires larger parcels. As such, it was concerned that little agriculture would take place on a 2 ha lot in this area and that creation of a lot of that size might introduce rural/urban conflict in the long-term. The Commission believed that subdivision would reduce the likelihood of agricultural development.

The Commission recalled that it had previously allowed subdivision of the adjacent property to the north, along the base of the hillside on the grounds that the escarpment made access between the upper and lower portion of the property difficult if not impossible. In this case, the Commission did not believe there were any issues that would prevent the property from being used as an agricultural unit.

Conclusions

1. That the land under application has agricultural capability and is appropriately designated as ALR.
2. That the land under application is suitable for agricultural use.
3. That the proposal will have a negative impact on agriculture.
4. That the proposal is inconsistent with the objective of the *Agricultural Land Commission Act* to preserve agricultural land.

IT WAS

MOVED BY: Commissioner Irvine

SECONDED BY: Commissioner Marshall

THAT the application be refused on the grounds that subdivision would reduce the likelihood of agricultural development and increase the pressure for similar size subdivisions in the area.

CARRIED

Resolution # 474/2007



Staff Report
Application # H – 37586
Applicant: Dennis and Barbara Wangler
Location: Glenemma

DATE RECEIVED: July 30, 2007

DATE PREPARED: September 6, 2007

TO: Chair and Commissioners – Okanagan Panel

FROM: Brandy Ridout, Land Use Planner

PROPOSAL: To subdivide a 2 ha lot from the 23.5 ha subject property to construct a new dwelling and live on the 2 ha lot at some time in the future.

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

BACKGROUND INFORMATION:

Local Government:

Columbia Shuswap Regional District (CSRD)

Legal Description of Property:

PID: 017-510-350

Lot A, Section 30, Township 17, Range 10, W6M, Kamloops Division Yale District, Plan KAP46001

Purchase Date:

April 1997

Location of Property:

3760 Salmon River Road, Schweb's Bridge, Glenemma

Size of Property:

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

Present use of the Property:

Single family dwelling, accessory buildings, pasture for horses

BACKGROUND INFORMATION (continued):

Surrounding Land Uses:

WEST: Crown Land, privately owned parcel used for the growing of hay and some pasture
SOUTH: Hay Fields, single family dwelling, farm buildings
EAST: Hobby farms and rural residential
NORTH: Undeveloped property used mainly for pasture

Agricultural Capability:

Data Source: Agricultural Capability Map # 82L/6
The majority of the property is identified as having Secondary ratings.

Official Community Plan and Designation:

Salmon Valley Land Use Bylaw No. 2500
Designation: R Rural

Zoning Bylaw and Designation:

Zoning: N/A
Designation: N/A
Minimum Lot Size: 60 ha

PREVIOUS APPLICATIONS:

Application #20521-0

Applicant: Kathleen Ruby
Decision Date: October 22, 1986
Proposal: To subdivide a 37.2 ha property into two lots of 13.7 ha and 23.5 ha.
Decision: Allowed.
The subject property is the 23.5 ha lot created through the approved subdivision.

RELEVANT APPLICATIONS:

Application #34367-0

Applicant: Andrew & Patricia Peebles
Decision Date: July 23, 2002
Proposal: To subdivide the 4.2 ha parcel into four lots of approximately 1 ha each.
Decision: Refused on the grounds that the property has good agricultural capability, can support a hay field and would reduce the agricultural options available on the property.

Application #36790-0

Applicant: Ross Munsey
Decision Date: September 29, 2006
Proposal: To subdivide the property along the base of hillside to create a 1.95 ha parcel adjacent to the Salmon River Road and to subdivide the remaining upper portion of 10.9 ha into two lots.
Decision: Refused. However, it allowed a two lot subdivision as divided by the escarpment.

Application #36845-0

Applicant: Donald & Joyce Needoba
Decision Date: September 29, 2006
Proposal: To subdivide a 2 ha lot from the 5.8 ha subject property.
Decision: Refused on the grounds of reduced agricultural capability.

LOCAL GOVERNMENT RECOMMENDATIONS/COMMENTS:

CSRD Board: Forwarded the application recommending concurrence with the Development Services staff report dated 2007/06/21.

CSRD Development Services: Recommend refusal as reducing the overall parcel size would reduce the agricultural potential of the property and there are no issues that would prevent the property from being used as an agricultural unit.

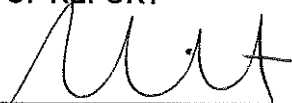
STAFF COMMENTS:

- No agricultural rationale is provided for the proposed subdivision.
- Agriculture in this area consists of grazing and forage production, which typically requires larger parcels. Staff is concerned that little agriculture would take place on a 2 ha lot in this area and that creation of a lot of that size might introduce rural/urban conflict in the long-term.

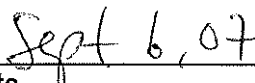
ATTACHMENTS:

- ALC Context Map (1:50,000)
- Air photo (1:5,000)
- Sketch of proposal
- CSRD Development Services Staff Report

END OF REPORT



Signature



Date