



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

February 13, 2008

Reply to the attention of Brandy Ridout
ALC File: #V-37545

Dori & Jesse Watts
Box 272, #795 Hwy 3A
Kaleden, BC V0H 1K0

Dear Sir/Madam:

Re: Application to subdivide land within the Agricultural Land Reserve

Please find attached the Minutes of Resolution #13/2008 outlining the Commission's decision as it relates to the above noted application. Attached is a sketch plan showing the Commission's decision.

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 be 'E. Karlsen', written over a light blue horizontal line.

Erik Karlsen, Chair

cc: Regional District of Okanagan-Similkameen (D-07-06939.000)

Enclosure: Minutes/Sketch Plan

BR
i/37545d2



MINUTES OF THE PROVINCIAL AGRICULTURAL LAND COMMISSION

A meeting was held by the Provincial Agricultural Land Commission on January 29, 2008 in Vernon, B.C.

PRESENT: Sue Irvine
Roger Mayer
Sid Sidhu
Martin Collins

Chair, Okanagan Panel
Commissioner
Commissioner
Staff

For Consideration

A letter from the applicants was received January 14, 2008 requesting that the Commission reconsider its decision recorded as Resolution #669/2007.

Application: # V- 37545
Applicant: Dori & Jesse Watts
Current: To reduce the size of the lot approved for subdivision to 8 ha.
Proposal:
Original: Subdivision for a Relative: The proposal is to subdivide a 1.6 ha lot
Proposal: from the 66.7 ha subject property for a family member.
Original: Refused as proposed. However, the Commission is prepared to allow
Decision: the subdivision of a 20 ha lot, consistent with the zoning bylaw, on the
southern portion of the property, affecting non-arable land.
Legal: PID: 015-050-998
District Lot 2889, Similkameen Division of Yale District, EXCEPT
Plans 27732 and H15455
Location: 795 Highway 3A, Rural Twin Lakes, Kaleden

Discussion

The Commission recalled that its original decision to allow a 20 ha lot to be subdivided encompassed land with very limited agricultural capability. As the 8 ha revised proposal essentially achieves the same end, it had no objection to the revised subdivision. In addition, the 20 ha lot was required because it represents the smallest parcel size permitted by the zoning bylaw. The applicant notes that rezoning would not be required because the subdivision is for a relative and may be concluded as per Section 946 of the *Local Government Act*.

Conclusions

1. That the land under application has very limited agricultural capability and may not be suitable for agricultural use.
2. That the revised proposal will not impact agriculture.

IT WAS

MOVED BY: Commissioner Mayer
SECONDED BY: Commissioner Irvine

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

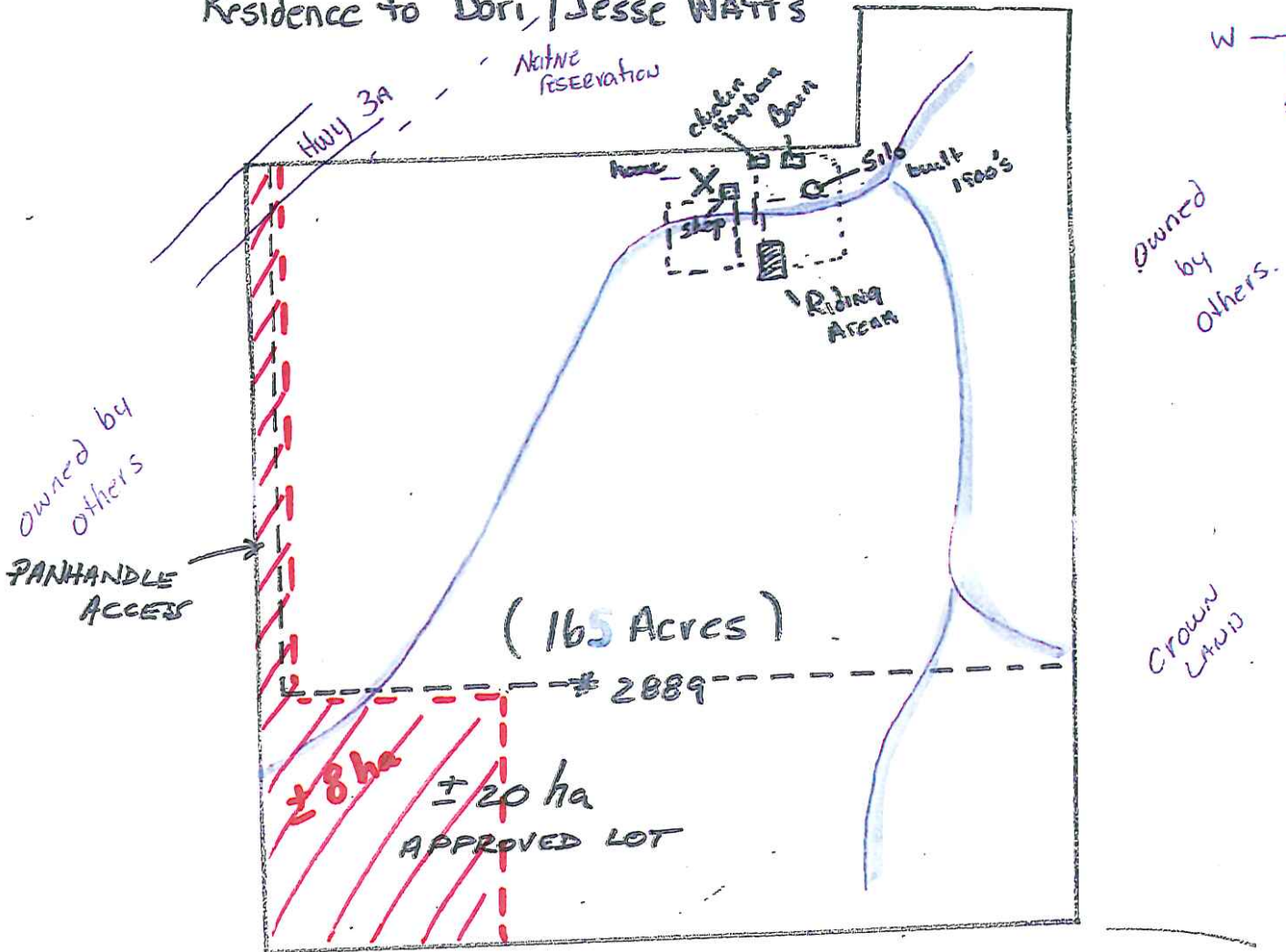
AND THAT the request to reduce the size of the lot approved for subdivision under Resolution # 669/2007 to 8 ha be approved subject to:

- The subdivision be in substantial compliance with the sketch plan submitted with the January 7, 2008 request for reconsideration.
- 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 #13/2008

Original Farm (# 288)
 Residence to Dori/Jesse WATTS



- X MAIN FARM HOUSE (Approx 2800 sq feet)
- Animal Corrals - Livestock include Horses / Cattle

Provincial Agricultural Land Commission
 Application #V-37545
 Resolution #13/2008

 8 ha area approved for subdivision in the ALR