



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

November 30, 2007

Reply to the attention of Brandy Ridout
ALC File: H-37645

Roy and Dolores Baldick
3523 Morley Trail, NW
Calgary, AB T2M4H5

Dear Mr. and Mrs. Baldick:

Re: Application to subdivide in the Agricultural Land Reserve

Please find attached the Minutes of Resolution # 569/2007 outlining the Commission's decision as it relates to the above noted 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, 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', is written over a light blue horizontal line.

Erik Karlsen, Chair

cc: Columbia Shuswap Regional District (LC2362-E)

Enclosure: Minutes/Sketch Plan

BR
37645d1

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 3WI, 40% Class 4WI and 10% Class 5IW.

Classes:

- 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.

Subclasses:

- I inundation (flooding by streams, etc.)
- W excess water

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. It was believed that the small size of the subject property limited its suitability for agriculture.

Assessment of Impact on Agriculture

The Commission also assessed the impact of the proposal against the long term goal of preserving agricultural land. In this assessment, the Commission noted the size of surrounding parcels and recalled its previous decisions in the area. It noted that the properties along the north side of the road had been approved for subdivision in the past and were now approximately the same size as the proposed lots.

The Commission did not believe the proposal would impact existing or potential agricultural use of the subject property or surrounding lands.

Conclusions

1. That the land under application has some agricultural capability.
2. That the suitability of the land under application for agricultural use is limited due to its size and soil conditions.
3. That the proposal will not have a negative impact on agriculture.

IT WAS

MOVED BY: Commissioner Mayer

SECONDED BY: Commissioner Sidhu

THAT the application to subdivide a 0.5 ha lot from the 1.3 ha subject property be allowed on the grounds that subdivision would not have a negative impact on agriculture.

AND THAT the approval is subject to the following conditions:

- The subdivision be in substantial compliance with the attached sketch.
- 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 # 569/2007

Provincial Agricultural Land Commission
 Application #H-37645
 Resolution #569/2007

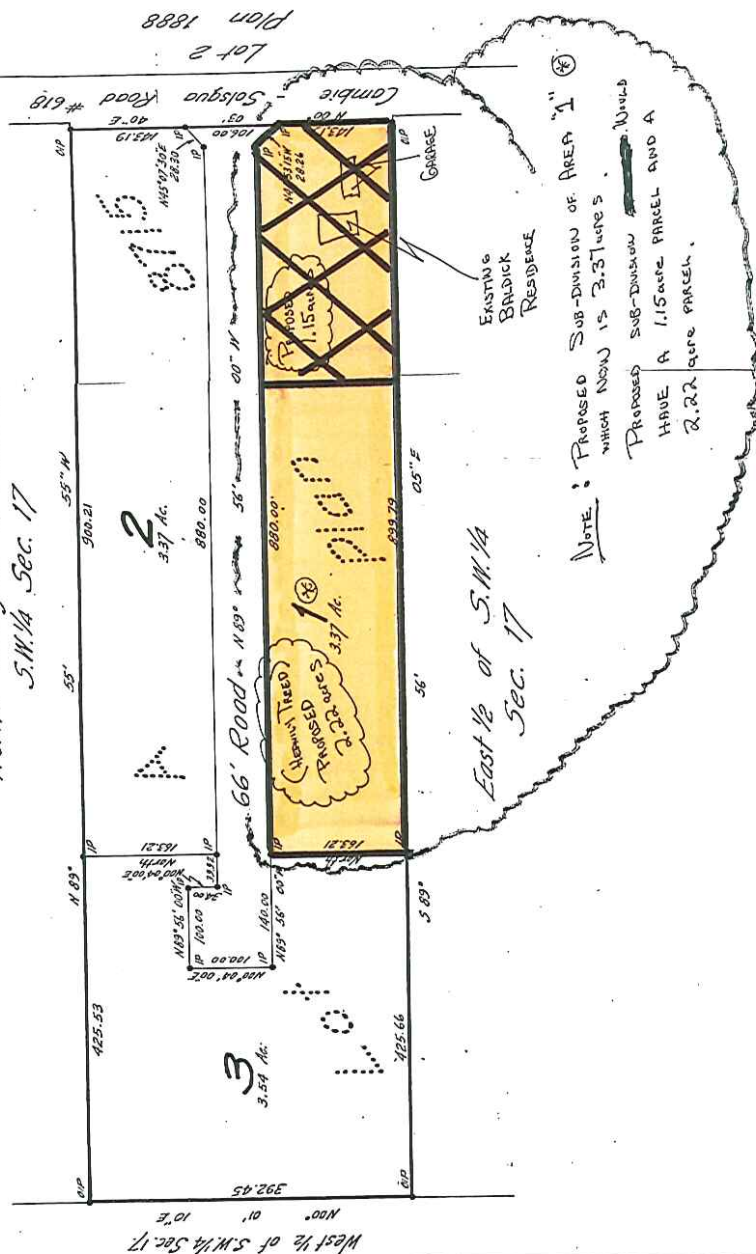


Subject property

0.5 ha area approved for subdivision
 in the ALR

Plan of Subdivision of Lot A,
 Plan 8715, South West 1/4 of
 Sec. 17, Tp. 22, Rge. 7, W6M. K.D.Y.D.
 Scale: 1 inch = 100 feet.

North 660 feet of East 1/2
 S.1/4 Sec. 17



West 1/2 of S.1/4 Sec. 17
 N00° 01' 10" E

This space for Land Registry Office use only.

REGISTRAR

LEGEND

- Being astronomic and are derived from
 Plan 8715
- O.P. Denotes old iron post found
 - I.P. Denotes iron post set
 - O.P.P. Denotes pipe post found
 - P.P.P. Denotes pipe post set
 - Dom. Denotes Dominion type post
 - W.I. Denotes witness post

APPROVAL

Approved under the Land Registry Act
 this day of 19

Approving Officer for the
 Department of Highways

This plan lies within Columbia-Shuswap Regional District

OWNER

WITNESS

I, Marilyn Browne of the District of Salmon Arm,
 British Columbia Land Surveyor, hereby certify that
 this plan was prepared by me or under my direct
 supervision and that I am a duly qualified and
 licensed Land Surveyor in the Province of British
 Columbia and that the survey and plan are correct.
 The said survey was completed on the 15th day of March, 1976.

Sworn before me this 12th day of March, 1976.
 B.C.L.S.

A Commissioner for taking
 Affidavits for British Columbia.

M. D. BROWNE
 B.C. LAND SURVEYOR
 SALMON ARM, B.C.
 File #2225 P. 18