



**Agricultural Land Commission**  
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Burnaby, British Columbia V5G 4K6  
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December 17, 2007

Reply to the attention of Brandy Ridout  
ALC File: T-37667

Alfred Isaac  
4782 Highway 97A  
Armstrong, BC V0E1B8

Dear Sir:

Re: **Application for a Second Dwelling in the Agricultural Land Reserve**

Please find attached the Minutes of Resolution # 652/2007 outlining the Commission's decision as it relates to the above noted application.

Yours truly,

PROVINCIAL AGRICULTURAL LAND COMMISSION

Per: 

Erik Karlsen, Chair

cc: The Corporation of the Township of Spallumcheen (07-0404-SPL-ALR)

Enclosure: Minutes/sketch plan



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 and Suitability**

The Commission confirmed that the land under application has very good capability and suitability for agricultural uses. The Commission also recalled its previous decisions affecting the property.

- By Resolution #215/94 the Commission allowed a second dwelling on the property to accommodate farm help. The Commission understands that this home has been converted to storage uses.
- By Resolution #645/2006 the Commission allowed 450 sq meters for agricultural processing, and 191 sq meters for retail sales. Less than half of the processed raw material(s) and farm sale(s) products originate from the applicant's farm.

### **Assessment of Impact on Agriculture**

The Commission also assessed the impact of a second permanent dwelling against the long term goal of preserving agricultural land. It noted that the second dwelling, approved by Resolution # 215/94 is no longer in continuous residential use, but is used for storage. Mr Issac indicated that the existing dwelling might be converted to processing jams and other farm products.

### **Assessment of Other Factors**

The Commission discussed the current level of agricultural activity on the property, the necessity for farm help, and the potential impacts of another residential structure on the property. It was concerned about the number and size of existing buildings (some of which are used for non farm purposes) and their effect on the productive (soil based) capacity of the property. The Commission also noted that it previously approved a second dwelling on the property when the livestock component was much larger.

The Commission believed that two dwellings could be justified for farm help. However, it does not support the construction of another building on the property. It requires that either one of two existing structures (i.e. the current residence; or a storage building that was previously used as a residence) be demolished before another permit to construct a new dwelling is issued by the Township of Spallumcheen. The Commission's decision is based on the following:

- it is possible that one of the "decommissioned" homes could be renovated (without a permit) and used for rental accommodation
- removing one of the buildings may improve the productive capacity of the property, by returning a building site, yard and access to agricultural use.

**Conclusions**

1. That the land under application has agricultural capability and is appropriately designated as ALR, and is suitable for agricultural use.
2. That a second dwelling will potentially enhance the agricultural use of the property.
3. That another structure has potential to negatively impact agriculture.
4. That the proposal is consistent with the objective of the *Agricultural Land Commission Act* to encourage farming.

**IT WAS**

**MOVED BY:** Commissioner Sid Sidhu  
**SECONDED BY:** Commissioner Sue Irvine

THAT the application for a second permanent dwelling be allowed.

AND THAT the approval is subject to one of the existing two structures being demolished as noted on the attached sketch plan.

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**

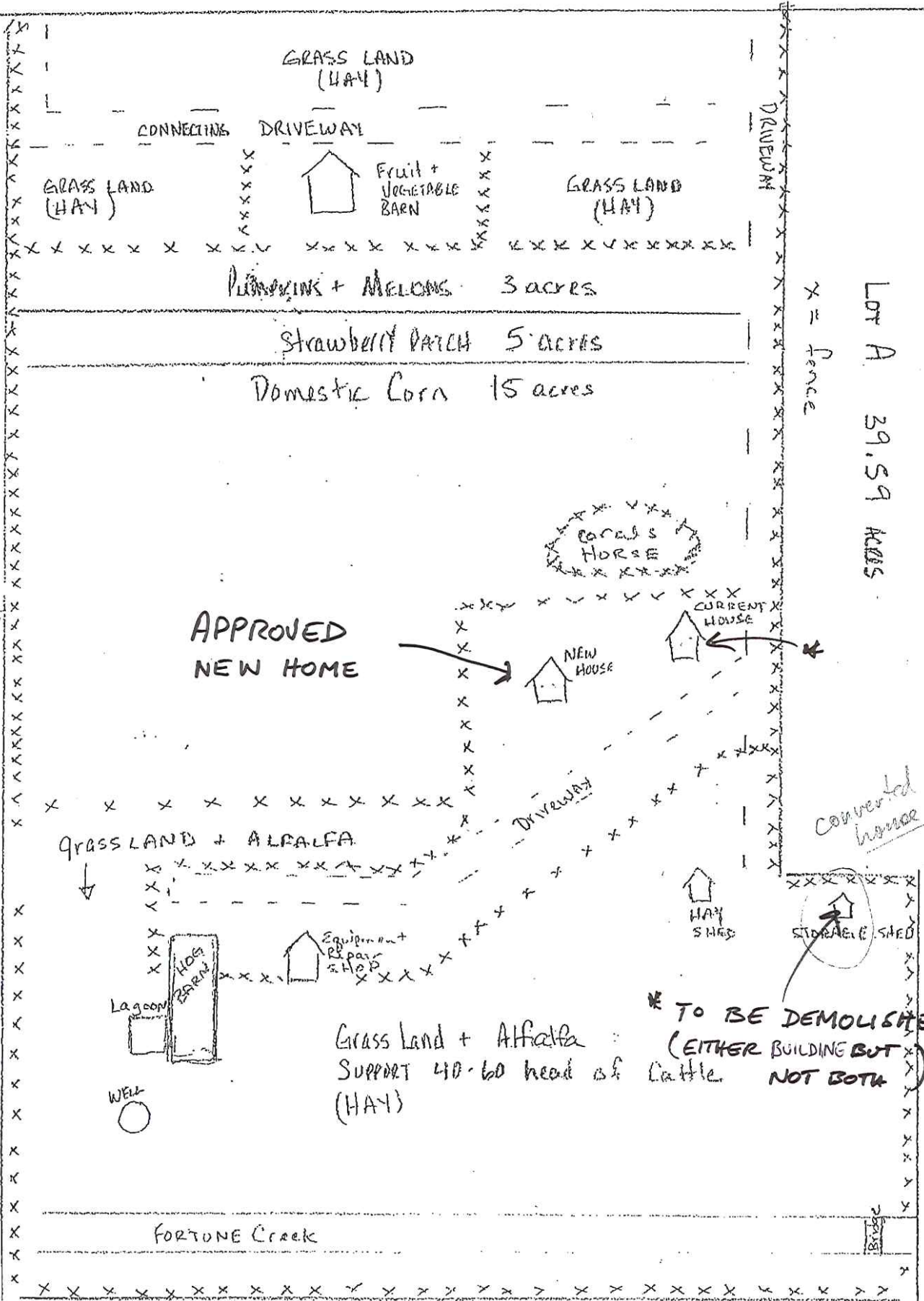
**Resolution # 652/2007**

A  
Hinswang

HIGHWAY 97A



ENDERBY



APPLICATION # T-37667 RESOLUTION # 652/2007