



**Agricultural Land Commission**  
133-4940 Canada Way  
Burnaby, British Columbia V5G 4K6  
Tel: 604 660-7000  
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March 4, 2008

Reply to the attention of Simone Rivers  
ALC File: ZZ-37720

J. Barrie Cline  
258 Seymour Street  
Kamloops, BC V2C2E5

Dear Mr. Cline:

**Re: Application to Subdivide land in the Agricultural Land Reserve**

Please find attached the Minutes of Resolution # 48/2008 outlining the Commission's decision as it relates to the above noted application. As agent, it is your responsibility to notify your client(s) 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 that reads 'Simone Rivers'.

Erik Karlsen, Chair

cc: Thompson-Nicola Regional District (ALR-L-386)

Enclosure: Minutes/Sketch Plan

SBR/37720d1

TNRD

PLAN OF SUBDIVISION OF  
L.S. 13 SEC. 13, L.S. 16 SEC. 14 AND THE  
S 1/2 OF SW 1/4 SEC. 24 ALL IN TR. 19  
RGE. 15 W6M K.D.Y.D.

Scale: 1 inch = 200 feet

Provincial Agricultural Land Commission

Application ZZ-37720  
Resolution # 48/2008

 Subject Property

 Approved subdivision into one 1.6 ha lot

L.S. 5  
SEC. 24

Approved Lot 1  
1.6 ha

PL. 22861

WATSON-LARSEN ROAD

DEDICATED ROAD

DEDICATED ROAD

L.S. 1  
SEC. 23

L.S. 4  
SEC. 24

LOT

SEC. 22

SEC. 23

SEC. 15

SEC. 14

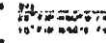
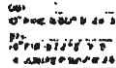
SUBJECT LOT  
SUBJECT PROPERTY

L.S. 16  
SEC. 14

L.S. 13  
SEC. 13

SEC. 15

NOT IN ALR



**Survey Plan**

**FLYNN MIRTLE MORAN**

**Accredited Appraisers**



## MINUTES OF THE PROVINCIAL AGRICULTURAL LAND COMMISSION

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A meeting was held by the Provincial Agricultural Land Commission on February 21, 2008 at the offices of the Ministry of Agriculture and Lands, Kamloops, B.C.

|                 |               |                       |
|-----------------|---------------|-----------------------|
| <b>PRESENT:</b> | Grant Huffman | Chair, Interior Panel |
|                 | Roger Mayer   | Commissioner          |
|                 | Simone Rivers | Staff                 |

### For Consideration

Application: # ZZ- 37720  
 Applicant: Robert & Rebecca Sample  
 Agent: J. Barrie Cline  
 Proposal: To subdivide a 1.6 ha lot from the 28.6 ha property as divided by Watson-Larson Road.  
 Legal: PID: 004-627-661  
 Lot 1, Sections 13, 14 and 25, Township 19, Range 15, W6M, Kamloops Division Yale District, Plan 28148  
 Location: Watson-Larson Road

### Site Inspection

A site inspection was conducted on February 21, 2008. Those in attendance were:

- |                             |                       |
|-----------------------------|-----------------------|
| • Grant Huffman             | Chair, Interior Panel |
| • Roger Mayer               | Commissioner          |
| • Simone Rivers             | Staff                 |
| • Harold and Rebecca Sample | Applicants            |
| • Byron Sample              | Applicants' son       |
| • Barrie Cline              | Agent                 |

The Commission met with the applicants and viewed the subject property. It noted that the area proposed for subdivision was separated from the remainder of the property by the road. It also noted that there were already two houses on the property, one on each side of the road.

Mr. Cline confirmed that the staff report dated January 16, 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**

The Commission noted that most of the property south of the road was developed for agricultural use and that this would remain as a single unit. The proposed lot was separated from the remainder of the subject property by a road and was adjacent to other small lots on the north side of Watson-Larsen Road. The Commission did not believe that the proposed subdivision would have a negative impact on the agricultural capability of the subject property or the agricultural use of surrounding properties.

The Commission noted that the proposed lot was smaller than the minimum parcel size of 8 ha allowed in the local government bylaw. The Commission is not prepared to consider a larger subdivision that would divide the land lying south of Watson-Larsen Road. Therefore the applicants will have to apply for rezoning or have the subdivision approved under section 946 of the *Local Government Act*.

**IT WAS**

**MOVED BY:** Commissioner Huffman

**SECONDED BY:** Commissioner Mayer

THAT the application be allowed subject to the following conditions:

- the subdivision be in substantial compliance with the plan submitted with the application
- 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 # 48/2008**