



**Agricultural Land Commission**  
133-4940 Canada Way  
Burnaby, British Columbia V5G 4K6  
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February 6, 2008

Reply to the attention of Brandy Ridout  
ALC File: #T-37741

John & Susan Young  
7704 Highway 97A  
Mara, BC V0E2K0

Dear Mr. and Mrs. Young:

**Re: Application for Non-farm Use in the Agricultural Land Reserve**

Please find attached the Minutes of Resolution #17/2008 outlining the Commission's decision as it relates to the above noted application.

Prior to undertaking any site preparation works, please confirm in writing that you are prepared to abide by the conditions of this decision.

Yours truly,

PROVINCIAL AGRICULTURAL LAND COMMISSION

Per:

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

Erik Karlsen, Chair

cc: Regional District of North Okanagan (07-0242-F-ALR)

Enclosure: Minutes/Sketch Plan/Resolutions #11841/79, #12169/79, #1271/84 & #695/99

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The agricultural capability of the soil of the subject property is 60% Class 3MP and 40% Class 4PM.

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.

**Subclasses**

M soil moisture deficiency  
P stoniness

**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 does 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. It recalled that it had previously permitted campground uses on a 0.4 ha portion of the property. As the current proposal is for the same use in a different location, the Commission did not believe the proposal would have a negative impact on existing or potential agricultural use of the subject property or surrounding lands.

**IT WAS**

**MOVED BY:** Commissioner Irvine

**SECONDED BY:** Commissioner Sidhu

THAT the application be approved subject to:

- The non-farm use being in substantial compliance with the plan submitted with the application.
- The rescission of previous decisions on the property including Resolution #11841/1979, #12169/1979, #695/1999 and #1271/1984.

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 #17/2008**

