



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

March 17, 2008

Reply to the attention of Brandy Ridout
ALC File: #G-37850

George & Shirley Staley
4039 June Springs Road
Kelowna, BC V1W4E2

Dear Mr. and Mrs. Staley:

Re: Application for non-farm use in the Agricultural Land Reserve

Please find attached the Minutes of Resolution # 67/2008 outlining the Commission's decision as it relates to the above noted application.

Yours truly,

PROVINCIAL AGRICULTURAL LAND COMMISSION

Per:

A handwritten signature in black ink, appearing to read 'Erik Karlsen', written over a light blue horizontal line.

Erik Karlsen, Chair

cc: City of Kelowna (A07-0019)

Enclosure: Minutes

BR
i\37850d1

Discussion

Assessment of Impact on Agriculture

The Commission assessed the impact of the proposal against the long-term goal of preserving agricultural land. It noted that one secondary suite within a single family dwelling is allowed under section 3(1)(b)(i) of the *Agricultural Land Reserve Use, Subdivision and Procedure Regulation*.

It also noted that as the barn already existed, no land would be removed from agricultural production. It was also indicated by the applicants that all developments required for the use of the second level of the barn as a rental unit (i.e. septic field, access) would be located on land that is not in production.

As the proposed living space is approximately 840 square feet and on the second floor of an existing farm building, the Commission believed it would have no impact on the agricultural use of the property. The Commission considers this suite to satisfy the *Regulation's* limit of one secondary suite per parcel.

IT WAS

MOVED BY: Commissioner Irvine

SECONDED BY: Commissioner Sidhu

THAT the application to convert the second floor of the existing barn into an 840 square foot secondary suite be approved on the grounds that it will have no impact on the agricultural use of the property.

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 #67/2008