



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

May 29, 2008

Reply to the attention of Simone Rivers
ALC File: ZZ-37861

Dan and Shirley Brumbaugh
c/o Urban Holdings Ltd.
RR2 - Site 5 - Comp 39
Chase, BC V0E1M0

Dear Mr. and Mrs. Brumbaugh:

Re: Application to Subdivide land in the Agricultural Land Reserve

Please find attached the Minutes of Resolution # 199/2008 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: 

Erik Karlsen, Chair

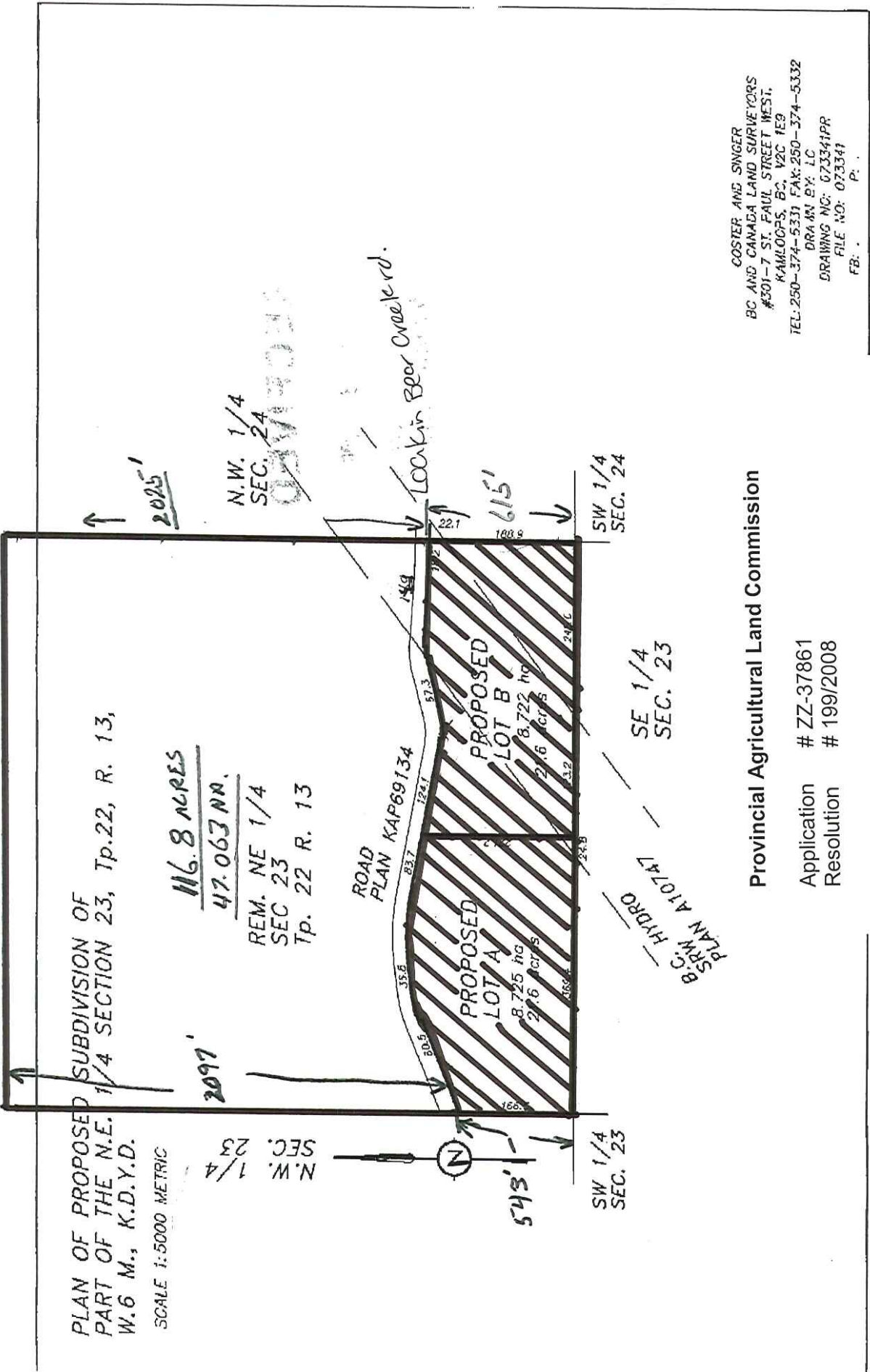
cc: Thompson-Nicola Regional District (ALR-P-108)

Enclosure: Minutes/Sketch Plan

SBR/
i/37861d1

RECEIVED 10/16/2007 11:00 2506797717
 FROM COSTER SINGER LAND SURVEYORS (TUE) OCT 16 2007 11:00
 JOBA URBAN KEEPERS 1
 '1.11:05/NO.6800058790 P 1

- .05 MILES -



PLAN OF PROPOSED SUBDIVISION OF PART OF THE N.E. 1/4 SECTION 23, Tp.22, R. 13, W.6 M., K.D.Y.D.

SCALE 1:5000 METRIC

116.8 ACRES
 47.063 NA.
 REM. NE 1/4 SEC 23
 Tp. 22 R. 13

N.W. 1/4 SEC. 23

N.W. 1/4 SEC. 24

SW 1/4 SEC. 23

SW 1/4 SEC. 24

SE 1/4 SEC. 23

COSTER AND SINGER
 BC AND CANADA LAND SURVEYORS
 #301-7 ST. PAUL STREET WEST,
 KAMLOOPS, BC, V2C 1E9
 TEL: 250-374-5331 FAX: 250-374-5332
 DRAWN BY: LC
 DRAWING NO: 073341PR
 FILE NO: 073341
 P.

Provincial Agricultural Land Commission

Application # ZZ-37861
 Resolution # 199/2008

Subject Property

Approved subdivision into two ± 8.7 ha lots

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

The Commission noted that the portion of the property located north of the road had agricultural capability and was correctly designated as ALR. However, the portion of the property located south of the road was only partially in the ALR with the majority of the non-ALR portion being quite steep. The Commission believed that the location of the ALR boundary in this region was correct and that the majority of the land lying south of the road had very little agricultural capability.

Assessment of Agricultural Suitability

The Commission assessed whether external 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 external 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. The Commission does not believe the proposal would impact existing or potential agricultural use of surrounding lands.

Assessment of Other Factors

As the portion of the property south of the road is not entirely in the ALR, the Commission had no objection to the proposed subdivision on the grounds that the property could be subdivided along the ALR boundary without reference to the Commission. In this case the road makes a natural division for new lots. The Commission does not believe that the subdivision of the ALR portion of the land lying to the south of the road will have a negative impact on either the subject property or on the agricultural use of the surrounding properties.

Conclusions

1. That the ALR portion of the subject property lying south of Loakin Bear Creek Road will not be negatively affected by the subdivision

IT WAS

MOVED BY: Commissioner Campbell

SECONDED BY: Commissioner Gillette

THAT the application be allowed.

AND THAT the approval is 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 # 199/2008