



Agricultural Land Commission
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March 26, 2008

Reply to the attention of Brandy Ridout
ALC File: #H-37902

R.G. (Bob) Holtby, P.Ag
670 - 17th Street, SE
Salmon Arm, BC V1E 1W2

Dear Mr. Holtby:

Re: Application to subdivide land in the Agricultural Land Reserve

Please find attached the Minutes of Resolution #81/2008 outlining the Commission's decision as it relates to the above noted application. As agent, it is your responsibility to notify your clients accordingly.

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: Columbia Shuswap Regional District (LC2375-D)

Enclosure: Minutes

BR
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Discussion

Assessment of Agricultural Capability

According to the Canada Land Inventory (CLI) 'Soil Capability Classification for Agriculture' system, the agricultural capability of the soil of the subject property is approximately 25% Class 1, 25% Class 3W, and 50% a combination of 60% Class 3TA, 20% Class 4TA and 20% Class 7TR.

Class 1 – Land in this class either has no or only very slight limitations that restrict its use for the production of common agricultural crops.

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.

Class 7 – Land in this class has no capability for arable or sustained natural grazing

Subclasses

- A soil moisture deficiency
- R shallow soil / bedrock outcroppings
- T topography
- W excess water

The applicant's agent indicates that the soil classification would be an accurate reflection of the actual soil capability if it were not for the boulders that have fallen off the western mountainside over time.

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. Although a portion of the property was not ideal for hay/alfalfa, the Commission believed that it was important to retain the property as a single parcel. The Commission noted that in this area, the majority of lots have some land under cultivation and some range land and that this is a beneficial arrangement for agriculture. The Commission did not see any agricultural reason to subdivide the property and believed that the proposal would have a negative impact on existing or potential agricultural use of the subject property and surrounding lands.

Conclusions

1. That the land under application has agricultural capability and is appropriately designated as ALR.
2. That the land under application is suitable for agricultural use.
3. That the proposal will have a negative impact on agriculture.
4. That the proposal is inconsistent with the objective of the *Agricultural Land Commission Act* to preserve agricultural land.

IT WAS

MOVED BY: Commissioner Sidhu

SECONDED BY: Commissioner Mayer

THAT the application to subdivide the 9.4 ha lot into two parcels - 4.1 ha and 5.3 ha be refused.

CARRIED

Resolution #81/2008