



Agricultural Land Commission
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March 26, 2008

Reply to the attention of Brandy Ridout
ALC File: #H-37934

R G (Bob) Holtby
670 - 17th Street, SE
Salmon Arm, BC V1E1W2

Dear Mr. Holtby:

Re: Application to subdivide in the Agricultural Land Reserve

Please find attached the Minutes of Resolution #74/2008 outlining the Commission's decision as it relates to the above noted application. As agent, it is your responsibility to notify your client accordingly.

If your client wishes to pursue the Commission's alternate decision, 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, appearing to read 'Erik Karlsen', is written over a light blue horizontal line.

Erik Karlsen, Chair

cc: City of Salmon Arm (ALC313)

Enclosure: Minutes

BR
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Discussion

Assessment of Agricultural Capability

In assessing agricultural capability, the Commission refers in part to agricultural capability mapping and ratings. The ratings are interpreted using the Canada Land Inventory (CLI), 'Soil Capability Classification for Agriculture' system, or the BC Land Inventory (BCLI), 'Land Capability Classification for Agriculture in B.C.' system.

The agricultural capability of the soil of the subject property is approximately half 60% Class 4PM and 40% Class 5TP and approximately half 60% Class 6 and 40% Class 7RT.

- Class 4 – Land in this class has limitations that require special management practices or severely restrict the range of crops, or both.
- Class 5 – Land in this class has limitations that restrict its capability to producing perennial forage crops or other specially adapted crops.
- Class 6 – Land in this class is non-arable but is capable of producing native and or uncultivated perennial forage crops.
- Class 7 – Land in this class has no capability for arable or sustained natural grazing

Subclasses

- M soil moisture deficiency
- P stoniness
- R shallow soil / bedrock outcroppings
- T topography

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 noted that there were rural residential lots to the west of the subject property but did not feel that this had an undue impact on the agricultural use of the property.

Assessment of Impact on Agriculture

The Commission also assessed the impact of the proposal against the long-term goal of preserving agricultural land. With homesite severance subdivisions, the Commission prefers to retain as small a homesite as possible to retain as much land with the agricultural remainder. While the Commission understood the rationale for the request for a 0.4 ha lot, it did not believe it was in the best interest of agriculture to allow a lot of that size. However, it would consider the subdivision of a smaller lot.

Assessment of Other Factors

The subject property was created in 1986 through the subdivision of a larger lot owned by the applicant (application #H-20305). The 2.2 ha subject property was retained by the applicant and the other sold. The Commission discussed the *Homesite Severance Policy*, specifically the section that states "where an applicant for a "homesite severance" has had a previous subdivision application approved by the Commission resulting in the creation of a separate parcel, the Commission may consider the

previous approval as having fulfilled the objectives of the *Homesite Severance Policy* and may deny any further consideration under the *Homesite Severance Policy*.”

IT WAS

MOVED BY: Commissioner Irvine

SECONDED BY: Commissioner Sidhu

THAT the application to subdivide a 0.4 ha lot from the 2.2 ha subject property under the *Homesite Severance Policy* be refused as proposed.

AND THAT the Commission will allow the subdivision of a 0.2 ha lot, subject to the following conditions:

- The construction of a fence around the homesite for the purpose of limiting the impact of the 0.2 ha lot on the remainder of the property.
- Compliance with the *Homesite Severance Policy*.
- Commission approval be obtained for an increase in the size of the homesite lot or a change in its location deemed necessary by other approval agencies.
- The subdivision must be completed within three (3) years from the date of this decision.

Approval for a homesite severance subdivision is granted for the sole benefit of the applicant and is non-transferable.

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 #74/2008