



Agricultural Land Commission
133-4940 Canada Way
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www.alc.gov.bc.ca

April 15, 2008

Reply to the attention of Brandy Ridout
ALC File: #V-37945

Renate Bublick
408 - 1490 Pennyfarthing Drive
Vancouver, BC V6J 4Z3

Dear Ms. Bublick:

Re: Application to include land into the Agricultural Land Reserve

Please find attached the Minutes of Resolution #117/2008 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 horizontal line.

Erik Karlsen, Chair

cc: Regional District of Okanagan-Similkameen (F-07-06646-630)

Enclosure: Minutes/Sketch Plan



MINUTES OF THE PROVINCIAL AGRICULTURAL LAND COMMISSION

A meeting was held by the Provincial Agricultural Land Commission on March 6, 2008 in Vernon, BC.

PRESENT:	Sue Irvine	Chair, Okanagan Panel
	Sid Sidhu	Commissioner
	Roger Mayer	Commissioner
	Brandy Ridout	Staff

For Consideration

Application: #V-37945
Applicant: Greata Ranch Development Corporation
Agent: Renate Bublick
Proposal: To include 0.191 ha into the Agricultural Land Reserve to satisfy a condition of approval under Resolution #112/2207.
Legal: PID: 027-284-433
Lot A, District Lot 2537, Osoyoos Division Yale District, Plan KAP85241
Location: Located near the Highways work depot (found on the western side of Highway 97).

Site Inspection

A site inspection was not conducted. The Commission recalled the site visit for application #V-37050 which took place on December 12, 2006. Those in attendance at that time were:

- Sue Irvine Chair, Okanagan Panel
- Sharon McCoubrey Commissioner
- Sid Sidhu Commissioner
- Martin Collins Staff
- Renate Bublick agent
- Sam Holmberg applicant
- Gordon Fitzpatrick applicant

Context

The proposal was weighed against the purposes of the Commission as stipulated in section 6 of the *Agricultural Land Commission Act* (the "Act"). They are:

1. to preserve agricultural land
2. to encourage farming on agricultural land in collaboration with other communities of interest, and
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

Under Resolution #112/2007, the Commission required the inclusion and consolidation by legal survey of the area presently lying within Lot A Plan KAP_____ that is in vineyard production. The area shown on the sketch included with the decision was approximately 0.4 ha. The Commission noted that the area currently being proposed for inclusion was 0.2 ha instead of 0.4 ha but also that the calculation of the original inclusion area had been based on a sketch rather than a surveyed plan. As the mapping was not clear and the Commission wanted to ensure that only the vineyard area would be included into the ALR, staff was directed to confirm with the applicant the area being included prior to notifying the Registrar of Land Titles.

The Commission noted that a subdivision plan had already been registered with the 0.2 ha area included in the new lot (Lot A, District Lot 2537, Osoyoos Division Yale District, Plan KAP85241).

IT WAS

MOVED BY: Commissioner Irvine

SECONDED BY: Commissioner Sidhu

THAT the application to include 0.191 ha into the Agricultural Land Reserve to satisfy a condition of approval under Resolution #112/2207 be approved.

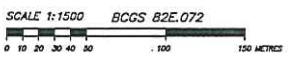
This decision does not relieve the owner or occupier of the responsibility to comply with applicable Acts, regulations, bylaws of the local government, and decisions and orders of any person or body having jurisdiction over the land under an enactment.

CARRIED

Resolution #117/2008

**PLAN OF SUBDIVISION OF LOT B PLAN KAP83539 D.L. 2537
EXCEPT PLAN KAP_____ AND OF PART OF LOT 1 PLAN
KAP83541 D.L. 2537 O.D.Y.D.**

PLAN No. KAP 85241
Deposited in the Land Title Office at Kamloops, B.C.
this _____ day of _____, 20__



COMBINED FACTOR = 0.9999804
CONVERGENCE = 2'05'55"
U.T.M.
NAD83
Easting = 500214.795
Northing = 500214.778



APPROVAL

Approved under the Land Title Act this _____ day of _____, 20__

Approving officer for the Ministry of Transportation

This plan need not comply with section 75(1)(b) of the Land Title Act.
Dated this _____ day of _____, 20__

Minister of Transportation

Grid bearings are NAD83(CRS) derived from real time kinematic GPS observations and are referred to the central meridian of UTM Zone 11 North (121° West Longitude). Value of convergence to be subtracted from grid bearings to convert to astronomic bearings is 2'05'55".
Estimated horizontal accuracy is 0.5 metres.
This plan shows ground level measured distances. Prior to computation of U.T.M. co-ordinates multiply by combined factor 0.9999804.

All distances are in metres.
● Iron Post Found
○ Iron Post Set
△ Traverse Station

This plan lies within the Okanagan Similkameen Regional District.

Provincial Agricultural Land Commission
Application #V-37945
Resolution #117/2008

0.2 ha area approved for inclusion into the ALR

I, Douglas A. Goddard a British Columbia Land Surveyor, of the City of Kelowna in British Columbia, certify that I was present at and personally supervised the survey represented by this plan, and that the survey and plan are correct. The field survey was completed on the 10th day of May, 2007. The plan was completed and checked and the checklist filed under # 64374 on the 11th day of May, 2007.

B.C.L.S.

12104-4

ORIGINAL
D.A. Goddard Land Surveying Inc.
103-1358 ST PAUL STREET, KELOWNA, PH: 763-3733