



**Agricultural Land Commission**  
133-4940 Canada Way  
Burnaby, British Columbia V5G 4K6  
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July 10, 2008

Reply to the attention of Brandy Ridout  
ALC File: **H-38071**

Bert Wiseman  
1771 - 28th Avenue, NE  
Salmon Arm, BC V1E3X2

Dear MR. Wiseman:

**Re: Application to Subdivide Land within the Agricultural Land Reserve**

Please find attached the Minutes of Resolution # 348/2008 and a sketch plan 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

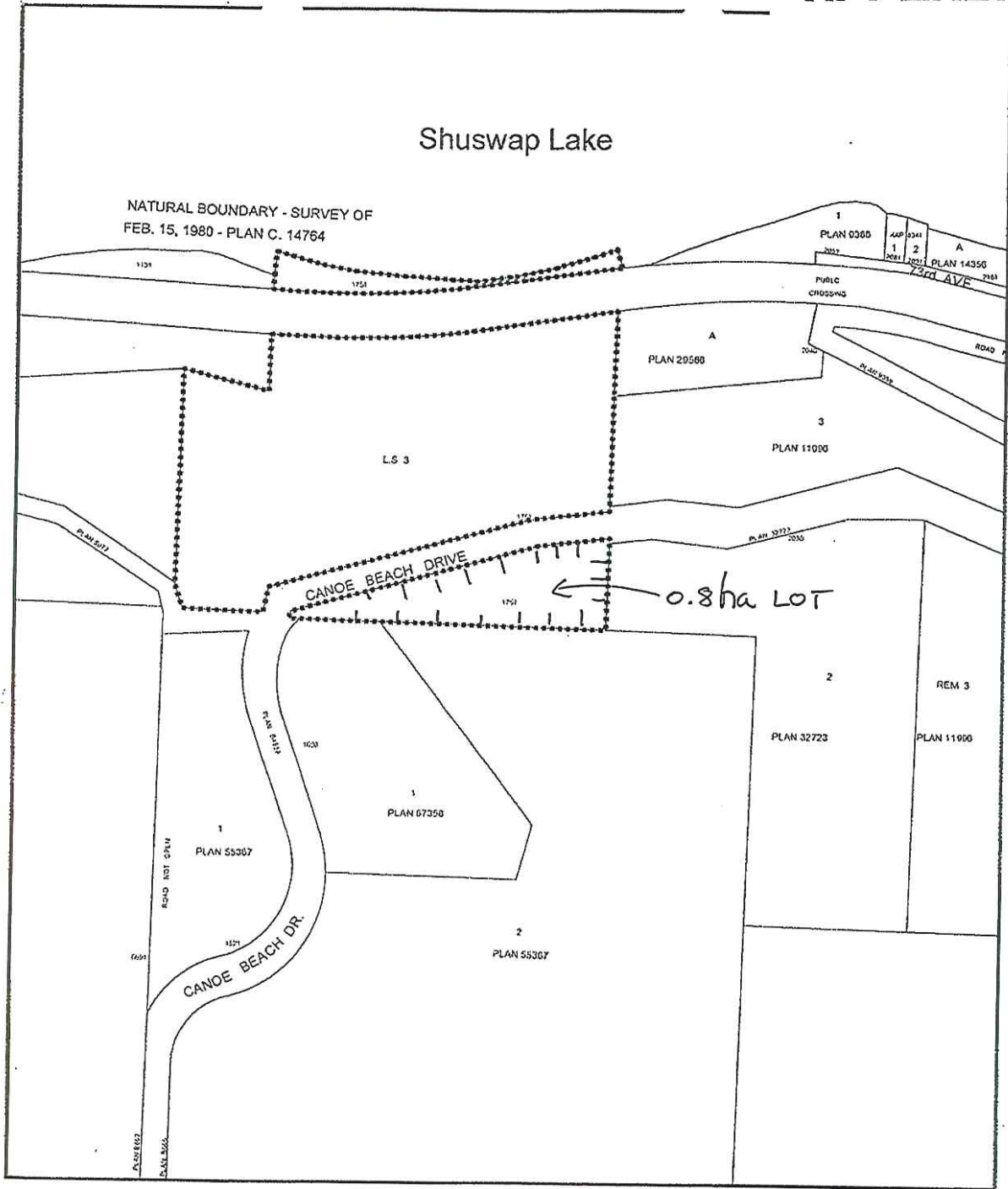
Per: A handwritten signature in black ink, appearing to read 'Erik Karlsen', written over a horizontal line.

Erik Karlsen, Chair

cc: City of Salmon Arm (ALC 316)

Enclosure: Minutes/Sketch Plan

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 Subject Property

APPLICATION H-38071  
RESOLUTION # 348/2008



## MINUTES OF THE PROVINCIAL AGRICULTURAL LAND COMMISSION

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**A meeting was held by the Provincial Agricultural Land Commission on June 18, 2008 at Vernon, B.C.**

<b>PRESENT:</b>	Roger Mayer	Chair, Okanagan Panel
	Sid Sidhu	Commissioner
	Gerald Zimmermann	Commissioner
	Martin Collins	Staff

### For Consideration

Application: # H- 38071  
Applicant: Bert Wiseman  
Proposal: Subdivision for a Relative: To subdivide a 0.8 ha from the 6.5 ha subject property.  
Legal: PID: 016-734-785  
Fractional L.S. 3, Section 1, Township 21, Range 10, W6M, Kamloops Division Yale District, EXCEPT 1) Part outlined red on Plans B1721, and B4628, 2) Plans 8077 and 31  
Location: 1751 Canoe Beach Drive

### Site Inspection

A site inspection was conducted on June 18, 2008. Those in attendance were:

- Roger Mayer Chair, Okanagan Panel
- Sid Sidhu Commissioner
- Gerald Zimmermann Commissioner
- Martin Collins Staff

The applicant did not attend the site visit. The Commission viewed the 0.8 ha area, noting that the size, location, slope and configuration of the 0.8 ha area does not lend itself to agricultural use.

### 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**

**Assessment of Agricultural Capability and Suitability**

The Commission did not believe the area proposed for subdivision had agricultural capability because of its small size, steepness, shallow triangular configuration and northerly aspect. In addition the small (1.6 ha) ALR portion of the 6.5 ha property is bisected by Canoe Beach Drive, and lies on the northerly extremity of the ALR in Broadview (City of Salmon Arm).

As such the Commission had no objection to the subdivision as proposed.

**IT WAS**

**MOVED BY:** Commissioner Zimmerman

**SECONDED BY:** Commissioner Mayer

THAT the application to subdivide a 0.8 ha lot from the property be allowed subject to the subdivision being 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 #348/2008**