



**Agricultural Land Commission**  
133-4940 Canada Way  
Burnaby, British Columbia V5G 4K6  
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July 7, 2008

Reply to the attention of Simone Rivers  
ALC File: ZZ-38172

Rob Teit  
ReMax Kamloops  
258 Seymour Street  
Kamloops, BC V2C2E5

Dear Mr. Teit:

**Re: Application to Subdivide land in the Agricultural Land Reserve**

Please find attached the Minutes of Resolution # 372/2008 outlining the Commission's decision as it relates to the above noted application. As agent, it is your responsibility to notify your client(s) accordingly.

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,

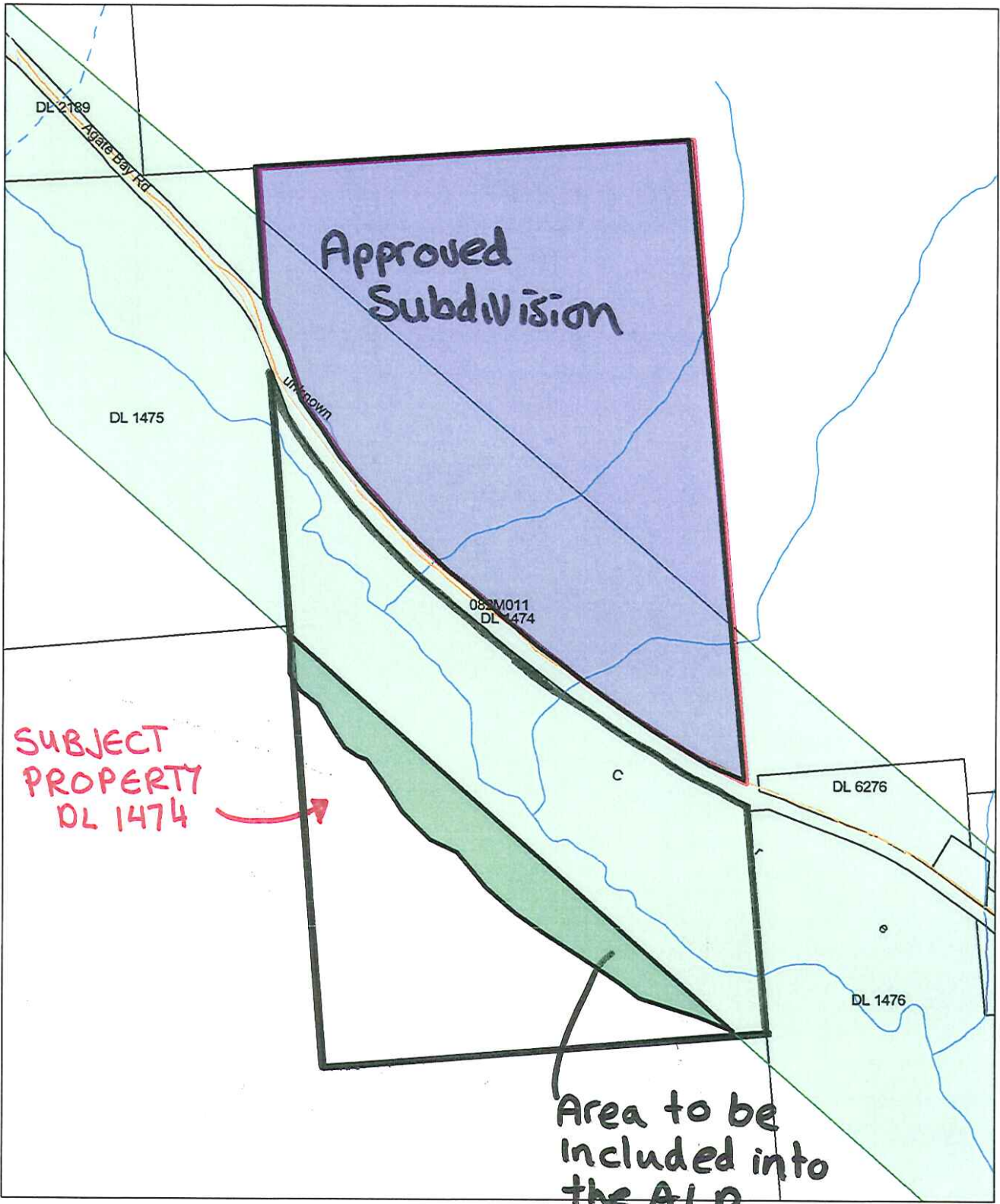
PROVINCIAL AGRICULTURAL LAND COMMISSION

Per:   
Erik Karlsen, Chair

cc: Thompson-Nicola Regional District (ALR-O-09)

Enclosure: Minutes/Sketch Plan

SBR/  
i/38172d1



Scale: 1: 10,000  
BCGS Mapsheet(s): 82M.011







ALR boundary on the southern part of the property does not include all the land that had been cleared and improved for agricultural use.

### **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 that there are external factors that render the ALR portions of 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. While the Commission is generally reluctant to allow subdivision in areas of large holdings it notes that the land on the south side of the road appears to have better agricultural capability than the land on the north which is quite steep. The Commission further noted that the ALR boundary did not include all of the cleared land on the south side of the road. The Commission believed that in order to ensure that this productive land was preserved while at the same time allowing subdivision of less productive land that the approximately 7.6 ha of non-ALR land on the south side of the property should be included into the ALR. If the 7.6 ha is included the Commission does not believe the proposal would negatively impact existing or potential agricultural use of surrounding lands or the subject property.

### **Conclusions**

1. That the ALR portion of the land under application has agricultural capability and is appropriately designated as ALR.
2. That approximately 7.6 ha of land south of the highway that is not currently in the ALR has agricultural capability.
3. That the land under application is suitable for agricultural use.
4. That the inclusion of the 7.6 ha of cleared land located south of the highway will mitigate the impact of the creation of an additional lot in this area by preserving lands with higher capability while allowing subdivision of lower capability lands.

### **IT WAS**

**MOVED BY:** Commissioner Gillette

**SECONDED BY:** Commissioner Campbell

THAT the application be allowed.

AND THAT the approval is subject to the following conditions:

- The inclusion into the ALR of  $\pm$  7.6 ha of cleared non-ALR land located on the south side of the road at the toe of the slope.
- 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.

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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 # 372/2008**