



**Agricultural Land Commission**  
133-4940 Canada Way  
Burnaby, British Columbia V5G 4K6  
Tel: 604 660-7000  
Fax: 604 660-7033  
www.alc.gov.bc.ca

October 1, 2008

Reply to the attention of Simone Rivers  
ALC File: ZZ-38348

Doris Green  
General Delivery  
McLure, BC V0E2H0

Dear Ms. Green:

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

Please find attached the Minutes of Resolution # 559/2008 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 'Simone Rivers', is written over the printed name 'Erik Karlsen, Chair'. The signature is fluid and cursive.

Erik Karlsen, Chair

cc: Thompson-Nicola Regional District (ALR-P-114)

Enclosure: Minutes/Sketch Plan

SBR/  
38348d1



## MINUTES OF THE PROVINCIAL AGRICULTURAL LAND COMMISSION

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**A meeting was held by the Provincial Agricultural Land Commission on September 17, 2008 at Merritt, B.C.**

<b>PRESENT:</b>	Grant Huffman	Chair, Interior Panel
	Holly Campbell	Commissioner
	Gordon Gillette	Commissioner
	Simone Rivers	Staff

### **For Consideration**

Application: # ZZ- 38348  
Applicant: Enda and Joan Green  
Agent: Doris Green  
Proposal: To subdivide an approximately 1.6 ha lot from the 16.2 ha property to resolve a situation of non-conforming dwellings being present on the property  
Legal: PID: 008-642-770  
Location: Lot C, District Lot 40, Kamloops Division Yale District, Plan 16471  
McLure, north of Kamloops

### **Site Inspection**

A site inspection was not conducted.

### **Discussion**

#### **Assessment of Agricultural Capability**

The Commission believed that the subject property had limited agricultural capability due to the fact that the majority of the property is rated 80% Class 6T-20% Class 5MP. Based on the maps and airphotos it would appear that topography is a significant limiting factor for this property.

#### **Assessment of Impact on Agriculture**

The Commission also assessed the impact of the proposal against the long term goal of preserving agricultural land. The Commission noted that it had approved a second dwelling on this property through a non-farm use application in 1982. The Commission does not believe the proposal would impact existing or potential agricultural use of surrounding lands as it is located on the boundary of the ALR. Additionally, the property is generally separated from nearby ALR properties by a small lot subdivision that pre-dates the ALR. These lots are between the subject property and the highway. The majority of other nearby ALR lands are located on the west side of the highway.

### **Conclusions**

1. That the land under application has limited agricultural capability.
2. That the proposal will not impact agriculture.

**IT WAS**

**MOVED BY:** Commissioner Gillette  
**SECONDED BY:** Commissioner Huffman

THAT the application be allowed.

AND THAT the approval is subject to the following conditions:

- 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.

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 # 559/2008**


Scale 1" = 2'


Except Plans 13907, 13908, 13909, 13910, 13911, 13912, 13913, 13914, 13915, 13916, 13917, 13918, 13919, 13920, 13921, 13922, 13923, 13924, 13925, 13926, 13927, 13928, 13929, 13930, 13931, 13932, 13933, 13934, 13935, 13936, 13937, 13938, 13939, 13940, 13941, 13942, 13943, 13944, 13945, 13946, 13947, 13948, 13949, 13950, 13951, 13952, 13953, 13954, 13955, 13956, 13957, 13958, 13959, 13960, 13961, 13962, 13963, 13964, 13965, 13966, 13967, 13968, 13969, 13970, 13971, 13972, 13973, 13974, 13975, 13976, 13977, 13978, 13979, 13980, 13981, 13982, 13983, 13984, 13985, 13986, 13987, 13988, 13989, 13990, 13991, 13992, 13993, 13994, 13995, 13996, 13997, 13998, 13999, 14000

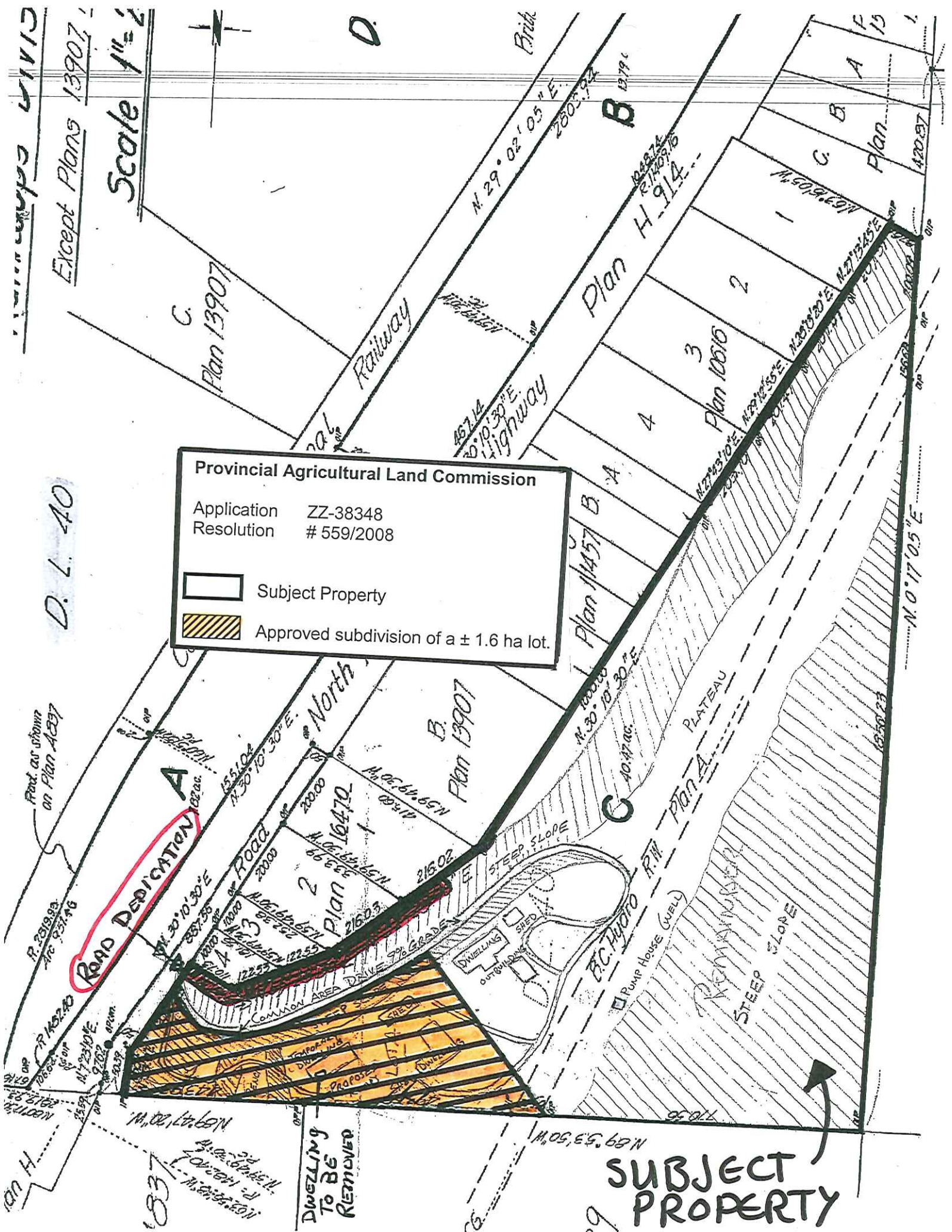
D. L. 40

**Provincial Agricultural Land Commission**

Application ZZ-38348  
 Resolution # 559/2008

 Subject Property

 Approved subdivision of a ± 1.6 ha lot.



SUBJECT PROPERTY

DWELLING TO BE REMOVED

ROAD DEDICATION

Road as shown on Plan A237

CP 145220  
R. 2519.89  
700' 231.76

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