



**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

December 17, 2008

Reply to the attention of Brandy Ridout  
ALC File: **V-38627**

Nola & Lynn Wold  
Box 198  
Hedley, BC V0X 1K0

Dear Nola & Lynn Wold:

**Re: Application to Exclude land from the Agricultural Land Reserve**

Please find attached the Minutes of Resolution #810/2008 outlining the Commission's decision as it relates to the above noted application.

By way of a copy of this letter, the Commission is advising the Registrar of Land Titles of its order and confirming that the ALR notation is to be removed from Certificate of Title KH52280

Yours truly,

PROVINCIAL AGRICULTURAL LAND COMMISSION

Per:

A handwritten signature in blue ink, appearing to read 'Erik Karlsen', is written over the 'Per:' label.

Erik Karlsen, Chair

Enclosure: Minutes/Sketch Plan

cc: Regional District of Okanagan-Similkameen (G08-03906-000)  
BC Land Title & Survey, Kamloops  
BC Assessment, Penticton

BR/  
i/38627d1



# MINUTES OF THE PROVINCIAL AGRICULTURAL LAND COMMISSION

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**A meeting was held by the Provincial Agricultural Land Commission on December 15, 2008 by conference call.**

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

## **For Consideration**

Application:	#V-38627
Applicant:	Nola and Lynn Wold
Proposal:	To exclude the 1.6 ha subject property from the ALR to be able to subdivide the B&B from the RV park.
Legal:	PID: 009-519-327 Lot 2, District Lot 2900, Similkameen Division Yale District, Plan 7500
Location:	608 Colonial Road, Hedley

## **Site Inspection**

A site inspection was conducted on December 10, 2008. Those in attendance were:

- Roger Mayer                  Chair, Okanagan Panel
- Lynn Wold                      Applicant

Ms. Wold confirmed that the staff report dated December 5, 2008 was received and no errors were identified.

## **Commissioner Eligible to Vote**

Commissioners Sidhu and Zimmermann were not present at the site inspection. It was confirmed that a summary of the site inspection was provided thus establishing the Commissioners' eligibility to vote on the application.

## **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**

The agricultural capability of the soil of the subject property is 80% Class 4 with limitations of stoniness and soil moisture deficiency and 20% Class 6 with limitations of topography and stoniness. Class 4 land has limitations that require special management practices or severely restrict the range of crops, or both. Class 6 land is non-arable but is capable of producing native and or uncultivated perennial forage crops.

### **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 the small size of the property and the steep topography and believed that its suitability for agriculture was limited.

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

The Commission also assessed the impact of the proposal against the long term goal of preserving agricultural land. As the property had been used as a residence and guest house since the 1940s and its agricultural capability and suitability were limited, the Commission did not believe that the proposed exclusion would have a negative impact on agriculture. With regard to the impact on surrounding lands, the Commission noted that the property to the north was not in the ALR, the property to the east was a residential lot, the property to the south was not in the ALR, and the properties to the west were residential lots and divided by Highway 3. As such, it did not believe the exclusion would have a negative impact on surrounding agricultural operations.

## **Conclusions**

1. That the land under application has limited agricultural capability.
2. That the land under application has challenges to its suitability for agricultural use.
3. That the proposal will not have a negative impact on agriculture.

## **IT WAS**

**MOVED BY:** Commissioner Mayer

**SECONDED BY:** Commissioner Sidhu


THAT the application to exclude the 1.6 ha subject property from the ALR to be able to subdivide the B&B from the RV park be approved.

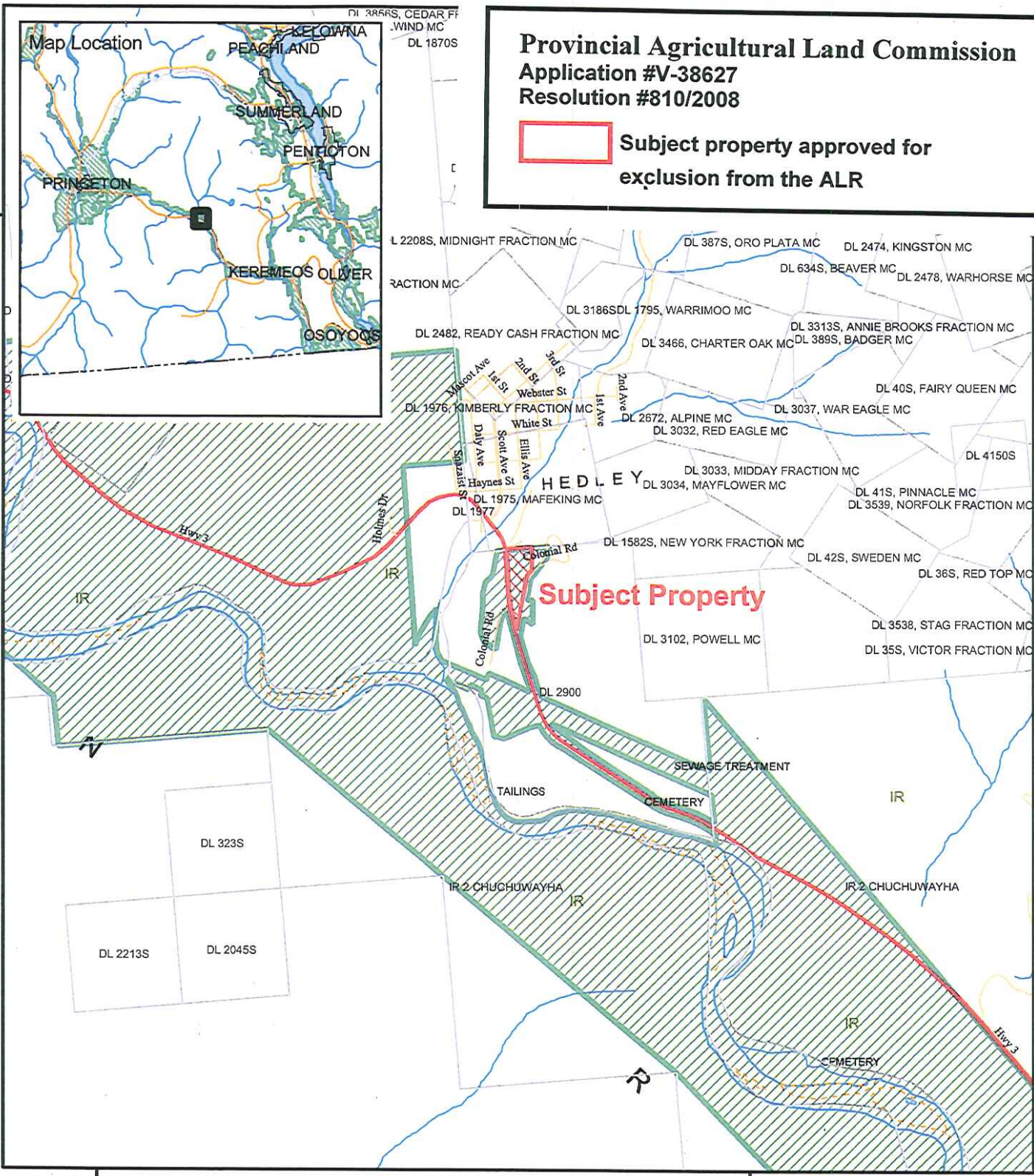
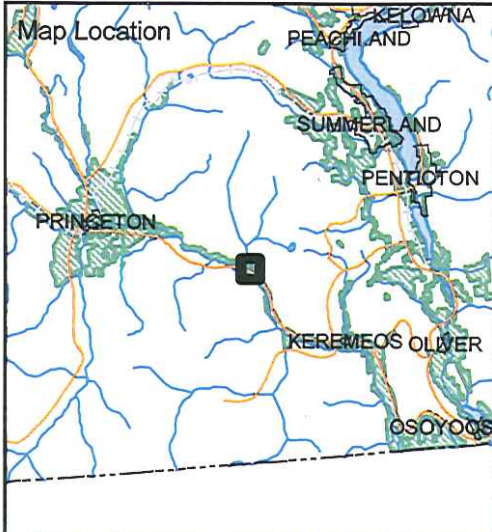
This decision does not relieve the owner or occupier of the responsibility to comply with applicable Acts, regulations, bylaws of the local government, and decisions and orders of any person or body having jurisdiction over the land under an enactment.

## **CARRIED**

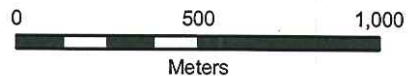
**Resolution #810/2008**

**Provincial Agricultural Land Commission  
Application #V-38627  
Resolution #810/2008**

 **Subject property approved for  
exclusion from the ALR**



**Context Map**  
Map Scale: 1:20,000



ALC File #:	02-08-38627
Mapsheet #:	92H.040
Map Produced:	Nov 20, 2008
Regional District:	Okanagan-Similkameen