



Agricultural Land Commission
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April 16, 2009

Reply to the attention of Brandy Ridout
ALC File: **H-38760**

R.G. (Bob) Holtby, P.Ag
2533 Copper Ridge Drive
Westbank, BC V4T2X6

Dear Mr. Holtby:

Re: Application to Subdivide Land in the Agricultural Land Reserve

Please find attached the Minutes of Resolution #113/2009 outlining the Commission's decision as it relates to the above noted application. As agent, it is your responsibility to notify your clients 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

Enclosure: Minutes/Sketch Plan

cc: City of Salmon Arm (ALC 322)

BR/
i/38760d1

Discussion

Assessment of Agricultural Capability

The agricultural capability of the soil of the ALR portion of the subject property is 60% Class 3 – Land in this class has limitations that require moderately intensive management practices or moderately restrict the range of crops, or both and 40% Class 4 – Land in this class has limitations that require special management practices or severely restrict the range of crops, or both. The limitations that affect the ALR portion of the property are topography and undesirable soil structure

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 does not believe there are factors that render 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. It noted that the applicant could subdivide along the ALR without application to the Commission but was requesting the proposed lot configuration to provide a building site for the eastern lot as the topography rose quite steeply in that portion of the property. As the majority of the land with agricultural capability was being retained in one lot (24.2 ha), the Commission did not believe that the proposal would have a negative impact on agriculture.

Conclusions

1. That the ALR land under application has agricultural capability and is appropriately designated as ALR.
2. That the ALR land under application is suitable for agricultural use.
3. That the proposal will not have a negative impact on agriculture.

IT WAS

MOVED BY: Commissioner Zimmermann

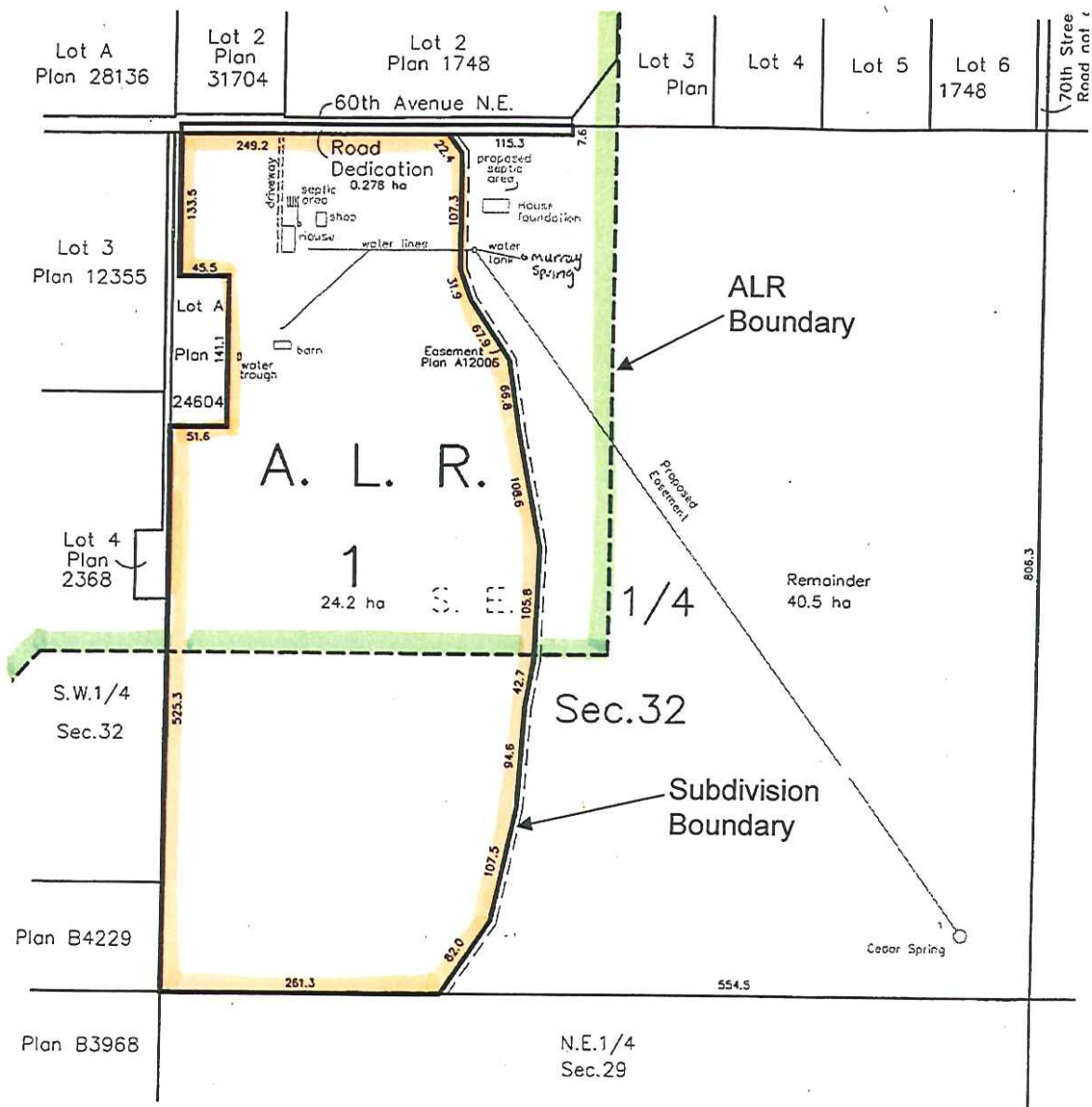
SECONDED BY: Commissioner Mayer

THAT the application to subdivide a 24.2 ha lot from the 64.7 ha subject property be approved 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 #113/2009



Provincial Agricultural Land Commission
Application #H-38760
Resolution #113/2009

 24.2 ha lot approved for subdivision in the ALR