



Agricultural Land Commission
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www.alc.gov.bc.ca

July 2, 2009

Reply to the attention of Brandy Ridout
ALC File: V-38982 (45954)

Tim Hall, BCLS
PO Box 2080 Princeton, B.C.
VOX 1W0

Dear Sir:

Re: Application to Exclude land from the Agricultural Land Reserve

Please find attached the Minutes of Resolution # 306 and a sketch plan 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.

Other approvals may be necessary. Prior to proceeding, the Commission suggests you contact your Local Government.

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

Enclosure: Minutes/Sketch Plan

cc: Regional District of Okanagan Similkameen (File H9-00958.000)

BR/i/38982d1



A meeting was held by the Provincial Agricultural Land Commission on June 16th, 2009 at Salmon Arm, B.C.

PRESENT:	Roger Mayer	Chair, Okanagan Panel
	Sid Sidhu	Commissioner
	Gordon Gillette	Commissioner
	Brandy Ridout	Staff

For Consideration

Application: V-38982 (45954)
 Applicant: Sandra Dixon
 Agent: Tim Hall
 Proposal: To exclude 5 ha from the from the ALR lying west of the Princeton Summerland Road. The subject property is 161.8 ha of which ~28 ha lies within the ALR.
 Legal: PID 013-055-232 DL 1506, KDYD, Except (1) Pcl E (Plan A140); (2) Plan 23088; (3) H17840
 Location: 1458 Baker Hill Rd. north of Princeton

Site Inspection

No site inspection was conducted.

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

In assessing agricultural capability, the Commission refers in part to agricultural capability mapping and ratings. The ratings are interpreted using the Canada Land Inventory (CLI) system.

The agricultural capability of the soil of the subject property is

Class 6 – Land in this class is non-arable but is capable of producing native and or uncultivated perennial forage crops.

The limiting subclass is topography.

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 believed that the 5 ha ALR area lying north of the Princeton/Summerland road would not be used in conjunction with the grazing land lying south of the road because the road represented a significant impediment to using the property as an agricultural unit.

Assessment of Impact on Agriculture

The Commission also assessed the impact of the exclusion/inclusion proposal against the long term goal of preserving agricultural land. The Commission believes the proposed exclusion was balanced by the proposed inclusion of 6.6 ha lying south of the Princeton/Summerland Road (ALC Application # V-38982). If these applications are allowed, all (~28ha) of the ALR in the parcel would lie south and east of the highway, and all the non ALR land north and east of the highway.

Conclusions

1. That the 5 ha under application has very limited agricultural capability (seasonal grazing) and is separated from other ALR grazing lands by a highway.
2. That the land under application is unsuitable for agricultural use.

IT WAS

MOVED BY: Commissioner R. Mayer

SECONDED BY: Commissioner S. Sidhu

THAT the application to exclude 5 ha from the ALR be allowed.

This decision does not relieve the owner or occupier of the responsibility to comply with applicable Acts, regulations, bylaws of the local government. This includes zoning, subdivision, or other land use bylaws, and decisions of any authorities that have jurisdiction under an enactment.

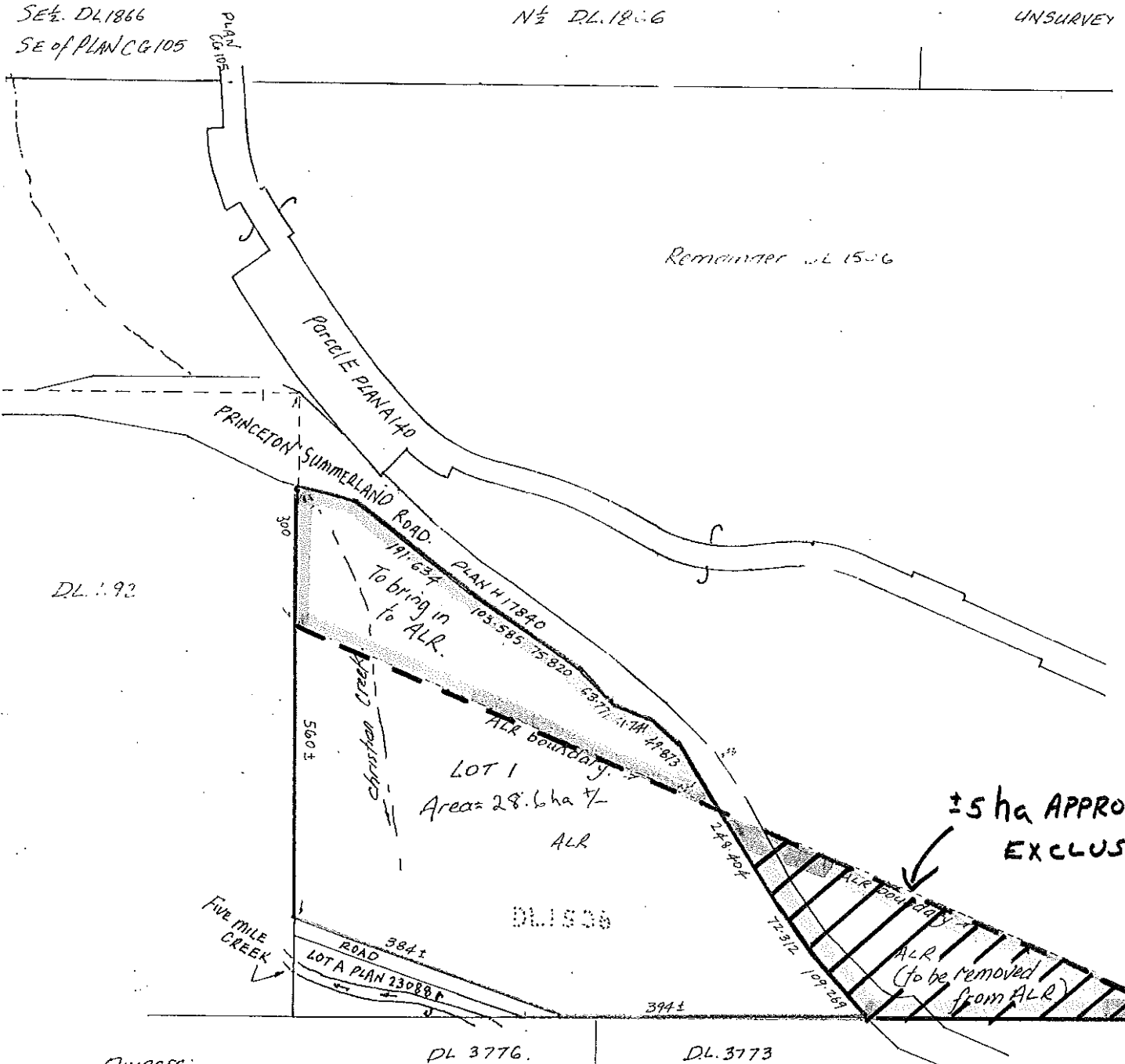
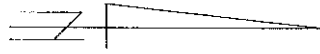
CARRIED

Resolution # 306

PLAN SHOWING PROPOSED SUBDIVISION OF PART OF DISTRICT LOT 1506 K.D.Y.D. EX
 ARCEL E (PLAN A140), PLAN 23088 AND PLAN H17840. Scale 1:5000 All dist.
 dated October 15/2008

Zoning RA.

Note: The land within the Agricultural Land Reserve (ALR) lying west of the Princeton-Summerville Road (5.05 hectares ±) to be removed from the ALR in exchange for the land outside the ALR lying east of the Princeton-Summerville Road being brought into the ALR (6.61 hectares ±)



Owners:
 Sandra Lorraine Dixon
 Julie Marie Spencer
 Box 837
 Princeton BC VOXIWO
 Ph 250 295 3779

ALC APPLICATION V-38982
 RESOLUTION # 306

AGENT:
 TIM HALL
 LAND SURVEYOR
 BOX 2080
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 VOXIWO
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