



**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

September 15, 2009

Reply to the attention of Brandy Ridout  
ALC File: 50301

George Giannotti  
Okanagan Development Consultants Inc.  
17007 Garnet Valley Road  
Summerland, BC  
V0H 1Z3

Dear Mr. Giannotti:

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

Please find attached the Minutes of Resolution #780/2009 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 and photographic evidence that all conditions have been met 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.

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 purple ink, appearing to read 'Erik Karlsen', is written over the 'Per:' label.

Erik Karlsen, Chair

Enclosure: Minutes/Sketch Plan

cc: District of Summerland

BR/  
50301d1



### **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 external 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. The Commission noted that the applicants indicated that the proposal will allow for more efficient farming through a consolidated irrigation system and removal of a vegetative buffer that is currently blocking air flow and consequently causing disease problems in the cherry orchard. It would also realign the lot lines to consolidate the organic cherry block with the tree fruit nursery and separate off the residential use. As the proposal appeared to benefit agriculture, the Commission had no objection to the lot line adjustment, subject to the installation of a fence and buffer along the north and east property lines of the proposed 0.2 ha lot.

### **Conclusions**

1. That the land under application has agricultural capability and is appropriately designated as ALR.
2. That the 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 Mayer  
**SECONDED BY:** Commissioner Sidhu

THAT the application to undertake a boundary line adjustment between a 2.6 ha lot and a 0.3 ha lot to create a 2.7 ha lot and a 0.2 ha lot to solve a fruit disease problem, consolidate the irrigation systems, and provide better access to the farm be approved subject to the following conditions:

- the subdivision be in substantial compliance with the plan submitted with the application
- the construction of a fence and the planting of a vegetative buffer along the north and east property lines of the proposed 0.2 ha lot for the purpose of limiting the impact of the residential lot on the adjacent agricultural operation.
- 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. This includes zoning, subdivision, or other land use bylaws, and decisions of any authorities that have jurisdiction under an enactment.

**CARRIED**  
**Resolution #780/2009**

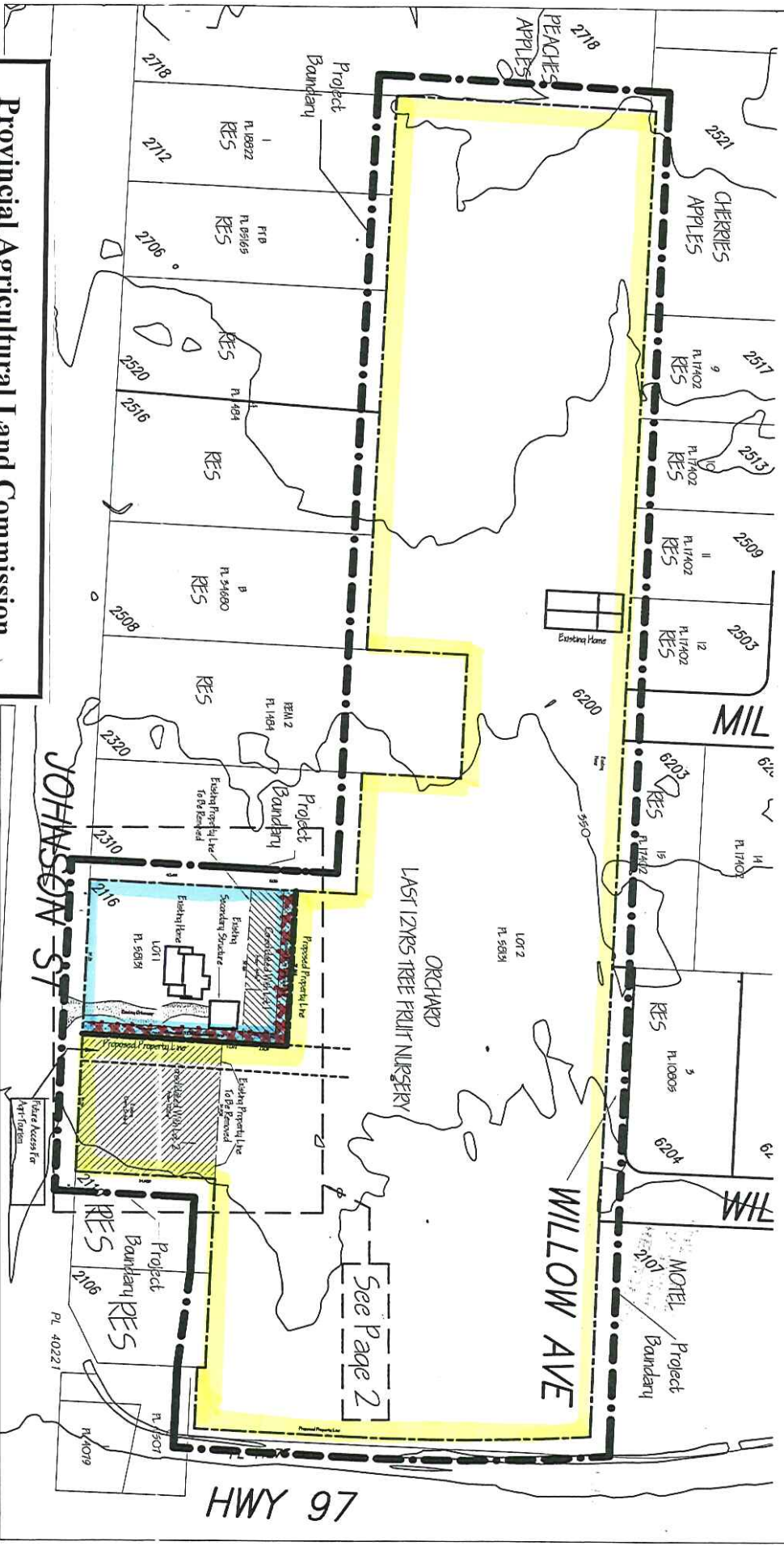
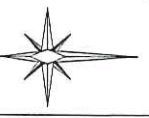
**OKANAGAN DEVELOPMENT  
CONSULTANTS INC.**

LAND & BUILDING DEVELOPMENT CONSULTANTS:  
A-31216 HENRY AVENUE, SUMMERLAND, B.C. V0H 1Z5  
Ph: (250) 494-0747 FAX: (250) 494-0746 CELL: (250) 809-6804

PROJECT: PROPOSED SUBDIVISION FOR  
AL FISHER  
PROJECT ADDRESS: LOTS 1&2, PL. 58151, D.L. 488,  
6200 WILMORE AVE & 2116 JOHANSON ST, SUMMERLAND  
SUBDIVISION

PROJECT TYPE: A1  
CURRENT ZONING: A1  
DATE DRAWN: FEB. 20, 2009  
CONTORL INTERVALS: 1M

**A** Site Plan  
Scale: 1:1000



**Provincial Agricultural Land Commission**  
Application #50301  
Resolution #780/2009



Approved subdivision in the ALR



Location of buffer vegetation and fencing (along new property line)