



Agricultural Land Commission
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March 30, 2010

Reply to the attention of Brandy Ridout
ALC File: 51005

R.G.(Bob) Holtby
2533 Copper Ridge Drive
Westbank, BC V4T 2X6

Dear Mr. Holtby:

Re: Application to Subdivide Land in the Agricultural Land Reserve

Please find attached the Minutes of Resolution #2341/2010 outlining the Commission's decision as it relates to the above noted application. As agent, it is your responsibility to notify your client accordingly.

Yours truly,

PROVINCIAL AGRICULTURAL LAND COMMISSION

Per:

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

Erik Karlsen, Chair

Enclosure: Minutes

cc: City of Salmon Arm (ALC.330)

BR/
51005d1

Discussion

Assessment of Agricultural Capability

In assessing agricultural capability, the Commission refers in part to agricultural capability mapping and ratings. The ratings for the subject property were interpreted using the Canada Land Inventory (CLI), 'Soil Capability Classification for Agriculture' system. The northern half is identified as 80% Class 5 and 20% Class 6, both with a limitation of topography. The southern half is identified as 50% Class 3, 30% Class 5 and 20% Class 4, all with limitations on topography and soil moisture deficiency.

The Commission also consulted Agricultural Land Capability Mapping for Salmon Arm at a 1:6,000 scale (Source: BC Assessment Authority, Vernon Assessment Office). The mapping indicates that the field areas on the property are Class 1 while the ravine areas are 70% Class 6 and 30% Class 5, both with limitations of topography.

Classes:

- Class 1 – Land in this class either has no or only very slight limitations that restrict its use for the production of common agricultural crops.
- Class 3 – Land in this class has limitations that require moderately intensive management practices or moderately restrict the range of crops, or both.
- Class 4 – Land in this class has limitations that require special management practices or severely restrict the range of crops, or both.
- Class 5 – Land in this class has limitations that restrict its capability to producing perennial forage crops or other specially adapted crops.
- Class 6 – Land in this class is non-arable but is capable of producing native and or uncultivated perennial forage crops.
- Class 7 – Land in this class has no capability for arable or sustained natural grazing

Assessment of Agricultural Suitability

The Commission assessed whether factors have caused or will cause the land to become unsuitable for agriculture. The Commission believed that while the presence of the ravine on the property limited the suitability of that particular area for agricultural use, it did not believe that it precluded the use of the subject property as a single unit as it was only present on the eastern portion of the property.

Assessment of Impact on Agriculture

The Commission also assessed the impact of the proposal against the long term goal of preserving agricultural land. It discussed if the proposal would improve the suitability of the property for agriculture, taking into account such information as the size of the proposed lots and the existence of two dwellings on the property. However, it determined that the property was more suited for agriculture in its current configuration and that subdivision would provide no benefit to agriculture.

Conclusions

1. That the majority of the land under application has agricultural capability.
2. That the majority of the land under application is suitable for agricultural use.
3. That the proposal will have a negative impact on agriculture.

IT WAS

MOVED BY: Commissioner Mayer
SECONDED BY: Commissioner Zimmermann

THAT the application to subdivide the 5.8 ha subject property into two lots - 3.2 ha and 2.6 ha be refused on the grounds that the property is better suited to agricultural use as a single unit.

AND THAT the applicant be advised of the provisions of Section 33 of the *Agricultural Land Commission Act* which provides an applicant with the opportunity to submit a request for reconsideration.

- S.33 (1) *On the written request of a person affected or on the commission's own initiative, the commission may reconsider a decision of the commission under this Act and may confirm, reverse or vary it if the commission determines that*
- (a) evidence not available at the time of the original decision has become available,*
 - (b) all or part of the original decision was based on evidence that was in error or was false.*
- (2) *The commission must give notice of its intention to reconsider a decision under subsection (1) to any person that the commission considers is affected by the reconsideration.*

AND THAT the applicant be advised that a revised proposal does not constitute new information and will not be considered as a basis for reconsideration and the time limit for submitting a request for reconsideration is one (1) year from the date of the decision letter.

CARRIED
Resolution #2341/2010