



Agricultural Land Commission
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Burnaby, British Columbia V5G 4K6
Tel: 604 660-7000
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www.alc.gov.bc.ca

June 1, 2010

Reply to the attention of Simone Rivers
ALC File: 51528

Neil Todd
Box 237
Merritt, B.C. V1K 1B8

Dear Mr. Todd:

Re: Application to Subdivide land in the Agricultural Land Reserve

Please find attached the Minutes of Resolution # **2444/2010** outlining the Commission's decision as it relates to the above noted application.

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.

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 that reads "Simone Rivers". The signature is written in a cursive, flowing style.

Brian Underhill, Executive Director

Enclosure: Minutes/Sketch Plan

cc: Thompson-Nicola Regional District (ALR00013)

SBR/
/51528d1



A meeting was held by the Provincial Agricultural Land Commission on May 20, 2010 at Williams Lake, B.C.

PRESENT: Lucille Dempsey Commissioner
Gordon Gillette Commissioner
Simone Rivers Staff

For Consideration

Application: 51528
Applicant: Neil Todd
Proposal: To subdivide the 12.5 ha property into a 4 ha lot and an 8.5 ha lot. Only about 6 ha of the property is in the ALR.
Legal: PID: 023-678-534
Lot 1, Section 12, Township 14, Range 23, West of the 6th Meridian, Kamloops Division Yale District, Plan KAP57891
Location: 1 2797 Merritt Spences Bridge Road – Highway No. 8 - Canford

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

A copy of the staff summary report was sent to the applicant in advance of the Commission’s meeting. The applicant provided an additional written submission which was presented to the Commission in advance of its meeting.

Assessment of Agricultural Capability

The Commission noted that the majority of the subject property was not in the ALR and that only a small part of the ALR portion had been improved for agricultural use (approximately 1 ha). This 1 ha area would be contained within one of the proposed lots. The Commission believed that the property had limited agricultural capability due to topography.

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 does not believe that subdivision would have a negative impact on the agricultural utility of surrounding agricultural lands. It

noted that the road and the river separated the subject property from nearby large holdings that are being used for agricultural purposes.

IT WAS

MOVED BY: Commissioner Gillette

SECONDED BY: Commissioner Dempsey

THAT the application be approved.

AND THAT the approval is subject to the following conditions:

- the subdivision be in substantial compliance with the plan submitted with the application
- the subdivision must be completed within three (3) years from the date of this decision.

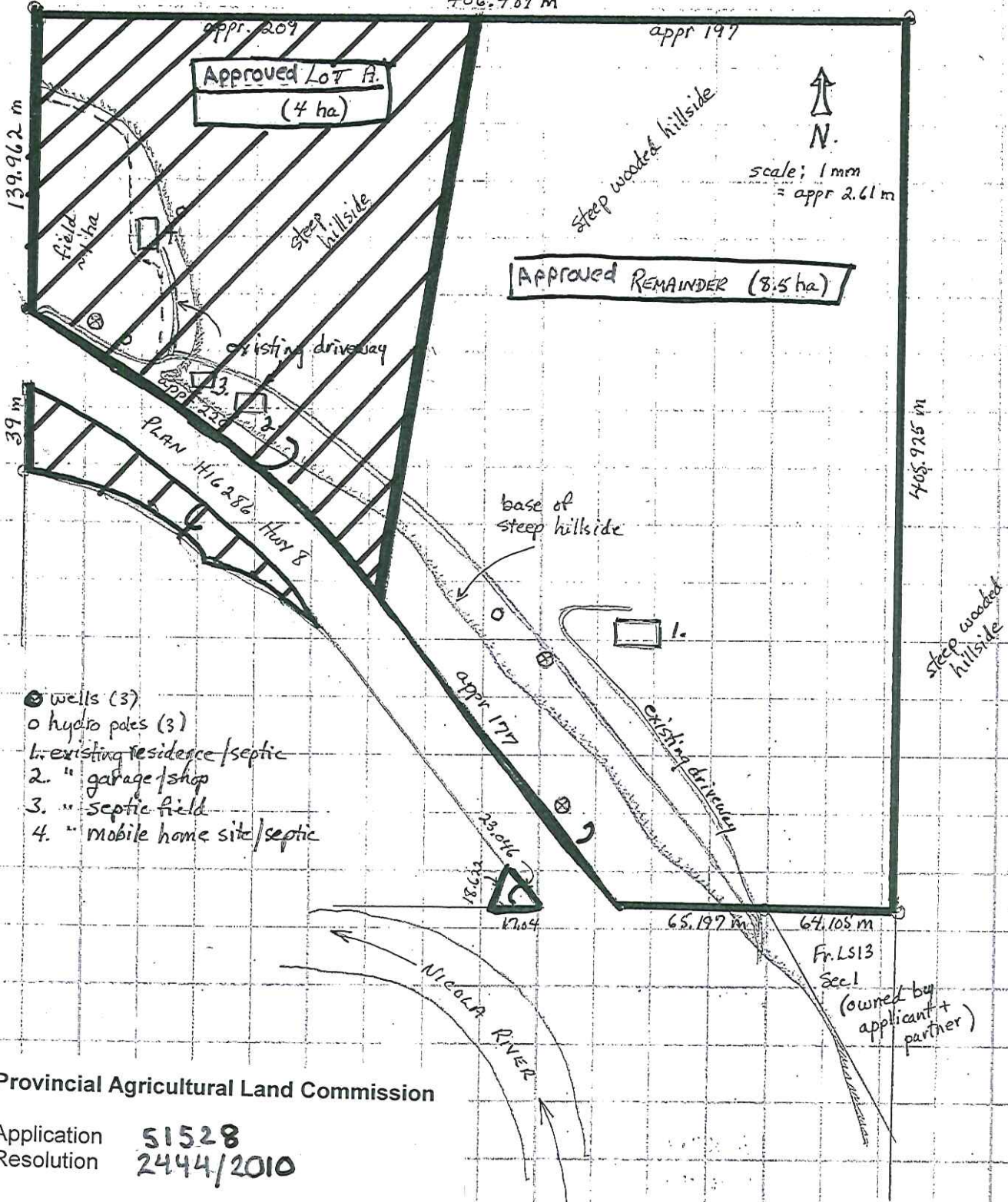
This decision does not relieve the owner or occupier of the responsibility to comply with applicable Acts, regulations, bylaws of the local government. This includes zoning, subdivision, or other land use bylaws, and decisions of any authorities that have jurisdiction under an enactment.

CARRIED

Resolution # 2444/2010

SUBJECT PROPERTY MAP

PID 023-678-500 LOT 1 SEC 12 TPI4 Rg 23 W of M KDYD PLAN
 TOTAL AREA = APPR. 12.54 ha 406.481 m KAP57891



- ⊙ wells (3)
- hydro poles (3)
- 1. existing residence/septic
- 2. " garage/shop
- 3. " septic field
- 4. " mobile home site/septic

Provincial Agricultural Land Commission

Application **51528**
 Resolution **2444/2010**

- Subject Property
- Approved Subdivision of one 4 ha lot