



Agricultural Land Commission
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June 21, 2010

Reply to the attention of Brandy Ridout
ALC File: #51720

Roy and Ida Larson
RR #1, Site 3, Comp 5
Princeton, B.C.
V0X 1W0

Dear Mr. and Mrs. Larson:

Re: Application to Subdivide within the Agricultural Land Reserve

Please find attached the Minutes of Resolution #2518/2010 outlining the Commission's decision as it relates to the above noted application

Yours truly,

PROVINCIAL AGRICULTURAL LAND COMMISSION

Per: 

Brian Underhill, Executive Director

Enclosure: Minutes

cc: Regional District of Okanagan Similkameen (File: H10-013332.100)

MC/
51720d1

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. The land is located in a remote rural area.

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 was concerned about the proposal to divide the improved field area. Notwithstanding the challenges to agricultural development this area has potential for agricultural production. Its experience is that developed farm areas should be retained as large as possible to help encourage agricultural use. In addition, if subdivided it is likely that the hayfield area would be used for the residence.

Assessment of Other Factors

The Commission recalled that it allowed the subdivision of an 8 ha lot from the southerly portion of the property in 2003. The Commission continues to believe that this is the most suitable area to subdivide because of its minimal agricultural utility. The approval provided in 2003 remains in effect.

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 have a negative impact on agriculture.
4. That the proposal is inconsistent with the objective of the *Agricultural Land Commission Act* to preserve agricultural land.

IT WAS

MOVED BY: Commissioner Mayer

SECONDED BY: Commissioner Gillette

THAT the application to subdivide an 8 ha lot from the 31.3 ha property be refused as proposed.

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 #2518/2010