



Agricultural Land Commission
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September 23, 2010

Reply to the attention of Martin Collins
ALC File: 51914

Brent Ree
Predator Ridge Resort
100 Mashie Crescent
Vernon, B.C.
V1H 1V8

Dear Sir:

Re: Application for Non Farm Uses in the Agricultural Land Reserve

Please find attached the Minutes of Resolution #2647/2010 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: 

Brian Underhill, Executive Director

Enclosure: Minutes/Sketch Plan

cc: Regional District of North Okanagan File: 10-0143-B-ALR

MC/51914d1



A meeting was held by the Provincial Agricultural Land Commission on September 15th, 2010 at Kelowna, B.C.

PRESENT:	Richard Bullock	Chair
	Roger Mayer	Chair, Okanagan Panel
	Jim Johnson	Commissioner
	Bert Miles	Commissioner
	Martin Collins	Staff

For Consideration

Application: 51914
Applicant: Ministry of Forests
Agent: Sparkling Hill and Predator Ridge Resorts
Proposal: To construct a second "Predator Ridge" sign, occupying 76 sq meters, adjacent to Highway 97 for the benefit of southbound traffic. The application also proposes to slightly increase the size of the existing sign (from 82 to 88 sq meters). The rock rubble bases to these metal signs and the four rock cairns occupy ~160 sq meters. The two signs are also proposed to be illuminated.
Legal: PID 023-172-975 Lot A, Sec. 6, 7, Twp 9, ODYD, Plan KAP 55271 Except Plans KAP66230 and KAP 66231
Location: Highway #97 between Kelowna and Vernon

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), 'Soil Capability Classification for Agriculture' system, or the BC Land Inventory (BCLI), 'Land Capability Classification for Agriculture in B.C.' system.

The agricultural capability of the soil of the subject property is complex (4*2T 4:5RT 2:7R);

- Class 2 – Land in this class has minor limitations that require good ongoing management practices or slightly 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 7 – Land in this class has no capability for arable or sustained natural grazing

The limiting subclasses are topography and shallow soils. The land under application has challenges for cultivation.

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 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 believes the use of a small area for signage will have little, if any, impact on the agricultural utility of the property.

Assessment of Other Factors

It is noted that the use of farmland for signs has not been a substantive issue in the province because of strong local government bylaws regulating signage. However, the Commission recognized that there is potential for the cumulative impacts of signs to negatively affect agricultural potential, not so much due to the area alienated for the sign base, but because of the operational difficulties of cultivating/harvesting around signs.

Conclusions

1. That the land under application has agricultural capability, is appropriately designated as ALR, and is suitable for agricultural use.
2. That the proposal will not significantly impact agriculture.

IT WAS

MOVED BY: Commissioner R. Mayer
SECONDED BY: Commissioner R. Bullock

THAT the application be allowed, subject to the new sign being constructed within three years from the date of this decision.

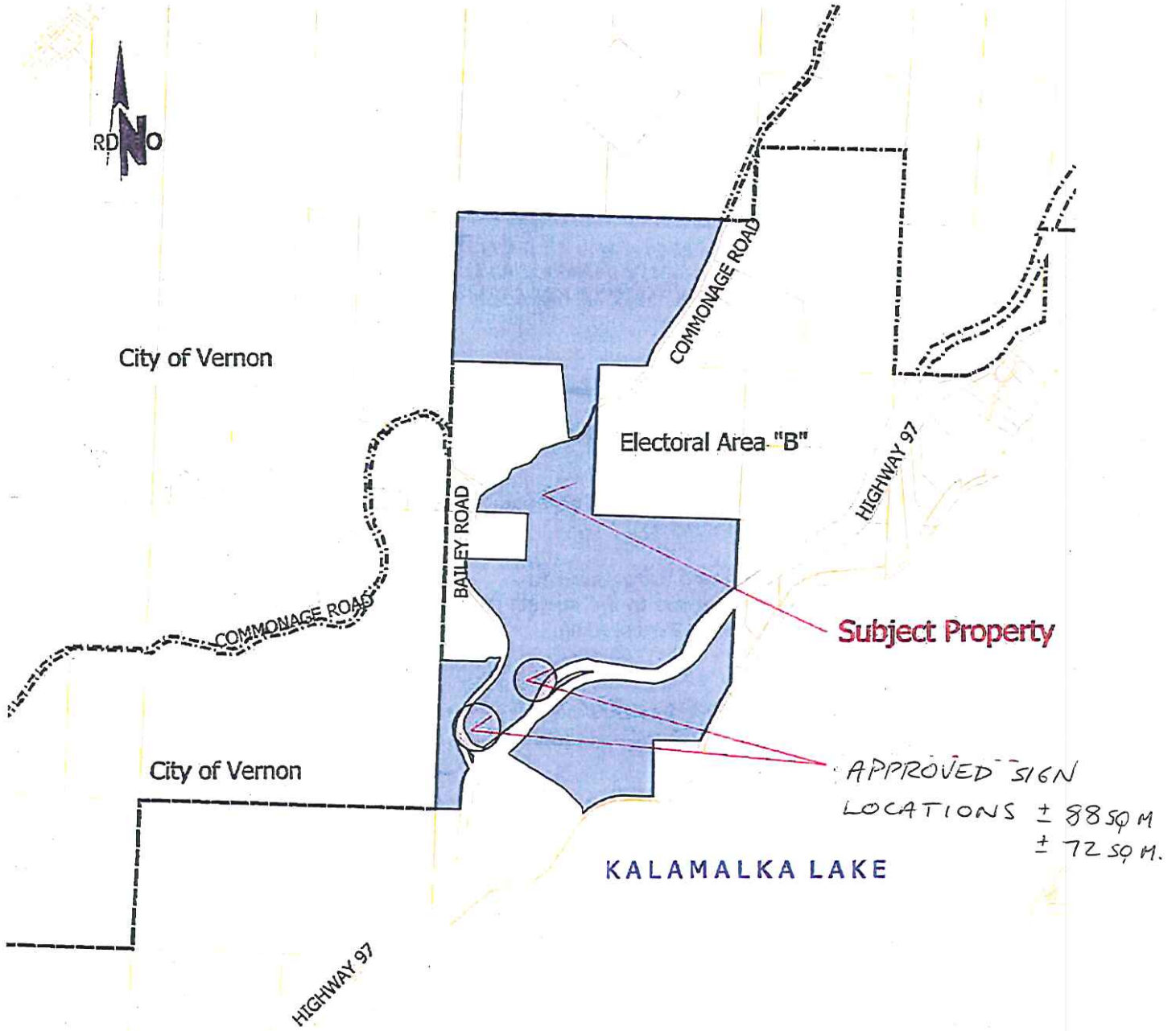
This decision does not relieve the owner or occupier of the responsibility to comply with applicable Acts, regulations, bylaws of the local government. This includes zoning, subdivision, or other land use bylaws, and decisions of any authorities that have jurisdiction under an enactment.

CARRIED

Resolution # 2647/2010

ELECTORAL AREA "B"
TEXT AMENDMENT APPLICATION
SUBJECT PROPERTY MAP

File: 10-0145-B-TA
Applicant: Sparkling Hill & Predator Ridge Resorts
Location: 235 Bailey Rd



ALC APPLICATION # 51914
RESOLUTION # 2647/2010