



Agricultural Land Commission
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November 30, 2010

Reply to the attention of Brandy Ridout
ALC File: 51956

William Maddox
3500 - 30th Street
Suite # 5
Vernon, BC V1T 5E8

Dear Mr. Maddox:

Re: Application to Include Land into the Agricultural Land Reserve

Please find attached the Minutes of Resolution #2763/2010 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 blue ink, appearing to read 'B. Underhill', is written over the 'Per:' label.

Brian Underhill, Executive Director

Enclosure: Minutes/Sketch Plan

cc: Columbia Shuswap Regional District (file #LC2443C)

BR/
51956d1



MINUTES OF THE PROVINCIAL AGRICULTURAL LAND COMMISSION

A meeting was held by the Provincial Agricultural Land Commission on November 23, 2010 in Vernon, BC.

PRESENT:	Roger Mayer	Chair, Okanagan Panel
	Jim Johnson	Commissioner
	Sylvia Pranger	Commissioner
	Brandy Ridout	Staff
	Martin Collins	Staff

For Consideration

Application: 51956
 Applicant: Maxine Codd
 Proposal: To include 2.8 ha of cultivated hay field as a condition of subdivision approval (legacy file #H-38695). The Commission allowed a homesite lot of 1.49 ha from a 52 ha parcel subject to the inclusion of the non-ALR portion of the property.

Legal: PID: 011-707-399
 South West 1/4, Section 29, Township 21, Range 10, W6M, Kamloops Division of Yale District, EXCEPT Plans B3236 and H14421

Location: Tappen Valley Road

Site Inspection

A site inspection was not conducted for the application. However, a site inspection was conducted for the original application (#H-38695) on March 26, 2009 and those in attendance were:

- Roger Mayer Chair, Okanagan Panel
- Gerald Zimmermann Commissioner
- Brandy Ridout Staff
- Martin Collins Staff
- Bob Holtby Agent
- Brian and Sharon Robinson Occupants
- Cindy Anderson Applicant's daughter

At that time, the non-ALR portion of the property lying along Tappen Valley Road was discussed. It was indicated that the road alignment had moved farther north at some point and had created a small portion of non-ALR on the property as the ALR boundary had followed the southern boundary of the road.

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

During its review of application #H-38695, the Commission noted that a portion of the property was currently outside the ALR. It believed that the negative impact of the proposed homesite severance subdivision could be offset by the inclusion of the non-ALR portion of the property into the ALR. The current application proposes to include the 2.8 ha area required by the Commission. The agricultural capability of the soil of the 2.8 ha area of the subject property is Class 2. Land in this class has minor limitations that require good ongoing management practices or slightly restrict the range of crops, or both.

IT WAS

MOVED BY: Commissioner Mayer
SECONDED BY: Commissioner Pranger

THAT the application to include 2.8 ha of cultivated hay field into the ALR to meet a condition of a previous subdivision approval (#H-38695) be approved.

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

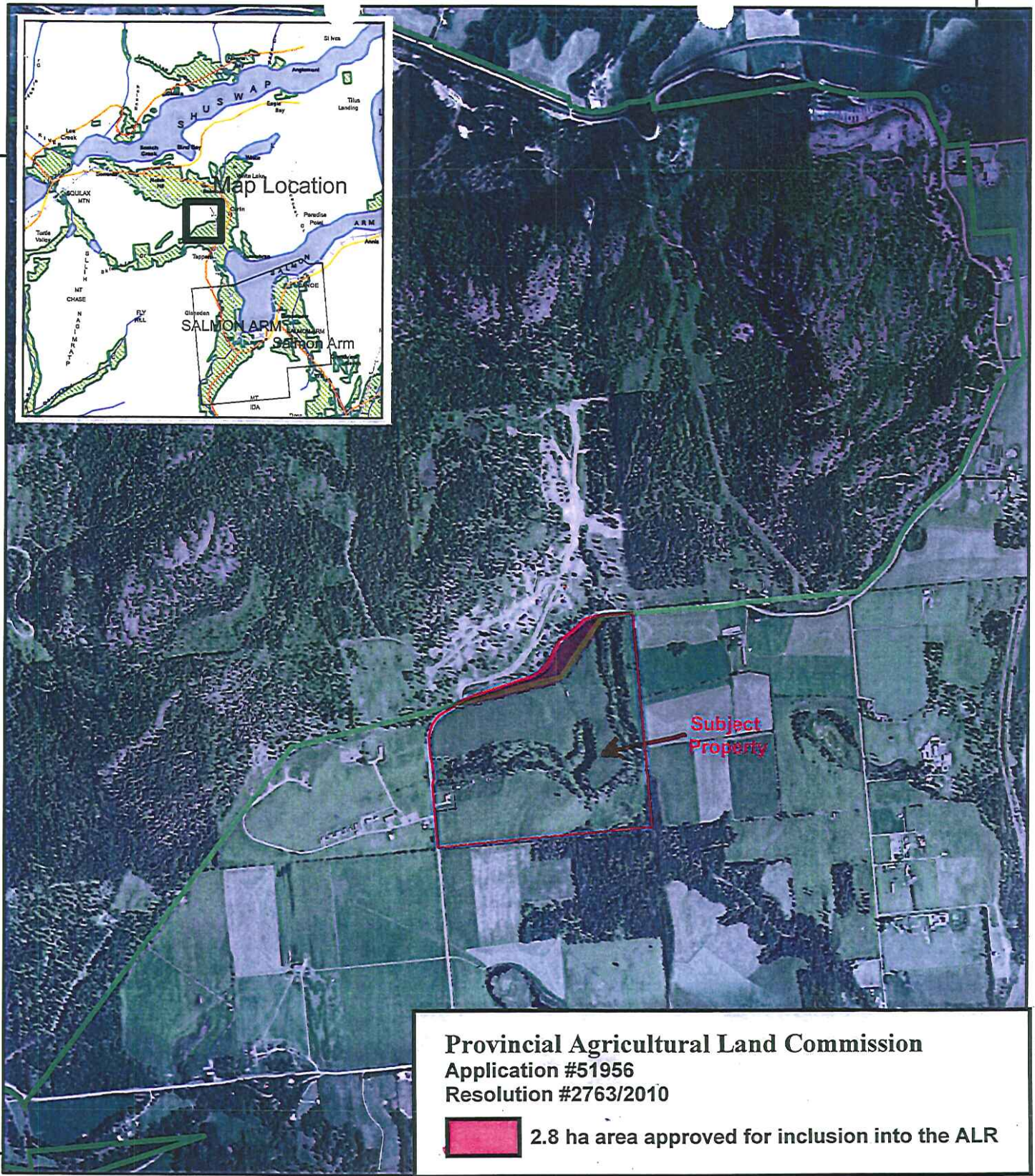
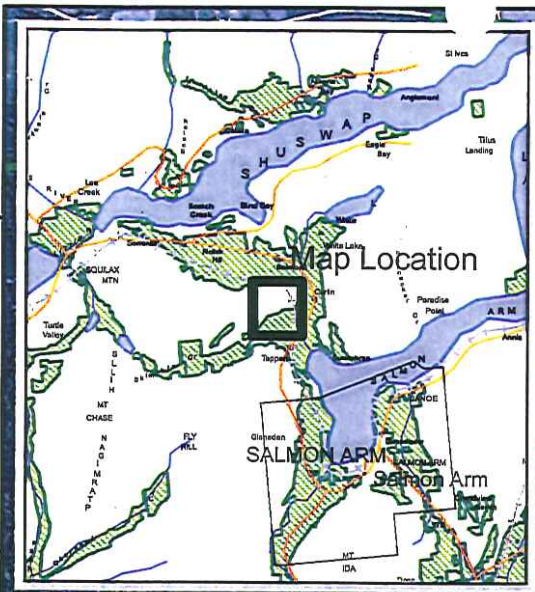
Resolution #2763/2010

119°20'0"W

119°20'0"W

50°50'0"N

50°48'0"N



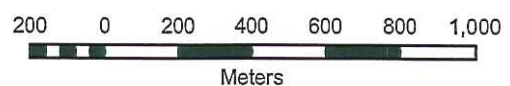
Provincial Agricultural Land Commission
Application #51956
Resolution #2763/2010

 **2.8 ha area approved for inclusion into the ALR**



Airphoto Map

Provincial Orthophoto 2007
 Map Scale: 1:20,000



ALC File #:	51956
Mapsheet #:	82L.084
Map Produced:	Oct 14, 2010
Regional District:	Columbia Shuswap