



Agricultural Land Commission
133-4940 Canada Way
Burnaby, British Columbia V5G 4K6
Tel: 604 660-7000
Fax: 604 660-7033
www.alc.gov.bc.ca

December 16, 2010

Reply to the attention of Brandy Ridout
ALC File: 51991

Lorne Major
1403 McLeod Road
Armstrong, BC V0E 1B8

Dear Mr. Major:

Re: Application for Transportation Use in the Agricultural Land Reserve

Please find attached the Minutes of Resolution #2835/2010 outlining the Commission's decision as it relates to the above noted application.

Please send two (2) paper prints of the final right of way plans to this office.

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, appearing to read 'B. Underhill', is written over the printed name.

Brian Underhill, Executive Director

Enclosure: Minutes/Sketch Plan

cc: Township of Spallumcheen

BR/
51991d1



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
	Sylvia Pranger	Commissioner
	Brandy Ridout	Staff
	Martin Collins	Staff

For Consideration

Application: 51991
Applicant: Lorne Major
Proposal: To utilize 0.4 ha (10 m wide x 40 m long) strip along the northern border of the subject property as a Road Dedication/Designation as required by Spallumcheen for a potential future road.
Legal: PID: 008-967-539
The Easterly ½ of the Southerly 160 Rods of District Lot 990
Kamloops Division Yale District
Location: 1403 McLeod Road, Spallumcheen

Site Inspection

A site inspection was not conducted for the application.

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

The Commission noted that the agricultural capability ratings of the soil of the ALR portion of the subject property are Class 5 with a limitation of topography. Class 5 land has limitations that restrict its capability to producing perennial forage crops or other specially adapted crops. It did not believe that the proposed 0.4 ha road dedication would have a negative impact on the suitability of the property for agricultural use. In terms of impact on agriculture, the Commission noted that half the road dedication required by Spallumcheen for the potential future road (10 m) had been dedicated by the neighbours to the north by way of a previous subdivision application (#35893). As such, the Commission did not believe that the proposal would have a negative impact on the existing or potential agricultural use of the subject property or surrounding lands.

IT WAS

MOVED BY: Commissioner Mayer
SECONDED BY: Commissioner Pranger

THAT the application to dedicate a 10 metre right of way along the northern boundary of the subject property for a potential future road (10 m width x 40 m length) be allowed subject to the road being in substantial compliance with the plan submitted with the application.

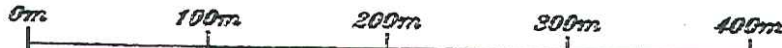
This decision does not relieve the owner or occupier of the responsibility to comply with applicable Acts, regulations, bylaws of the local government. This includes zoning, subdivision, or other land use bylaws, and decisions of any authorities that have jurisdiction under an enactment.

CARRIED

Resolution #2835/2010

PROPOSED 2 LOT SUBDIVISION PLAN OF THE EASTERLY 1/2 OF THE SOUTHERLY 160 RODS OF DISTRICT LOT 990 KAMLOOPS DIVISION YALE DISTRICT

DRALBY
604-660-7014



SCALE: 1:4000

Rev Parcel A 990



2005

LOT 1 PLAN
KAP80421
MCLEOD ROAD
PLAN KAP80421

PLAN
19324

PLAN
23442
PLAN
25292
PLAN
12
PLAN
32425

568.1±

217.0±

405.9±

84.0±

720.7±

ALR
LOT A
13.2ha±

E 1/2 S. 160 RODS
DL 990

630.8±

A2
LOT B
19.4ha±

UPPER
MCLEOD ROAD

20.2±

NOTES:

ALL DISTANCES ARE IN METERS.

LOT DIMENSIONS ARE BASED ON
LAND TITLE OFFICE RECORDS AND
COULD CHANGE UPON A COMPLETE
RESURVEY OF THE SUBJECT
PROPERTY.

2005

MONASHEE
SURVEYING · GEOMATICS

5710A 28th. Street Vernon, B.C. V1T 9X2

Fax (250) 545 5912

Tel. (250) 545 5980

Provincial Agricultural Land Commission
Application #51991
Resolution #2835/2010



0.4 ha area approved for dedication as road
right of way in the ALR