



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

November 9, 2011

Reply to the attention of Ron Wallace  
ALC File: 52052

Gillian Browning, Steve Hooke  
Icehorse Ranch  
1475 Creighton Valley Road  
Lumby, B.C.  
V0E 2G1

Dear Sir/Madam:

**Re: Application for Subdivision within the Agricultural Land Reserve**

Please find attached the Minutes of Resolution #379/2011 and a sketch plan 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 the local government.

If you have any further questions please contact this office.

Yours truly,

PROVINCIAL AGRICULTURAL LAND COMMISSION

Per

A handwritten signature in blue ink, appearing to read 'Brian Underhill', is written over a horizontal line.

Brian Underhill, Executive Director

Enclosure: Minutes, Sketch plan

cc: Regional District of North Okanagan File: 10-0503-D-ALR



## PROVINCIAL AGRICULTURAL LAND COMMISSION

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A meeting was held by the Provincial Agricultural Land Commission on October, 26<sup>th</sup>, 2011 at the offices of the Commission located at #133 – 4940 Canada Way, Burnaby, B.C.

### COMMISSION MEMBERS PRESENT:

Richard Bullock	Chair
Jennifer Dyson	Vice-Chair
Bert Miles	Commissioner
Jim Johnson	Commissioner

### COMMISSION STAFF PRESENT:

Ron Wallace	Land Use Planner
Brian Underhill	Executive Director

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### APPLICATION: #52052

**PROPOSAL:** To subdivide three lots ranging in size from 1 ha to 2.5 ha from the 25 ha property.

The application is submitted pursuant to section 21(2) of the *Agricultural Land Commission Act*

### PROPERTY INFORMATION:

**Parcel ID:** 013-588-338

**Property Owner:** Steve Hooke and Gillian Browning

**Date Acquired:** April 2008

**Legal Description:** SW 1/4, Section 17, Twp. 45, ODYD, Except Plan 26778

**Civic Address:** 652 Creighton Valley Road

**Size:** 25 ha

**Area in ALR:** 25 ha

**Current Land Use:** Horse training and breeding and residence.

**Farm Classification:** yes  
(BC Assessment)

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### SITE INSPECTION MEETING:

A site inspection meeting was conducted on September 28<sup>th</sup>, 2011 following which a report was prepared. The site inspection meeting report was provided to the applicant on October 13, 2011.

Section 14(2) of the *Agricultural Land Commission Act* provides that a member of the Commission who was not present at a meeting to determine an application or other matter may vote on the application or matter only if a summary of the meeting is given to the member before the vote. The September 28<sup>th</sup>, 2011 site inspection meeting report constitutes a written record of the site inspection meeting and has been provided to all Commission members recorded above.

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**COMMISSION CONSIDERATION:**

Section 6 of the *Agricultural Land Commission Act* identifies the purposes of the Commission 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.

**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.

The improved CLI agricultural capability rating of the soil of the subject property is 4PT.

Class 4 – Land in this class has limitations that require special management practices or severely restrict the range of crops, or both.

The limiting subclasses are P – stoniness, and T – topography. The Commission considers this rating to be generous, and does not believe that the land has any significant capability for agricultural uses, due to pervasive soil and topographic conditions.

**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 because it is located in a remote valley far from urbanization pressures.

**Assessment of Potential Impact on Agriculture**

The Commission also assessed the impact of the subdivision proposal against the long term goal of preserving agricultural land. Given the minimal agricultural potential of the property the Commission does not believe the subdivision would have any potential impact on agriculture. It also considered the land to be a potential candidate for fine tuning review.

**CONCLUSIONS:**

1. That the land under application has limited agricultural capability
2. That the subdivision proposal will not impact agriculture.

**IT WAS**

**MOVED BY:** Commissioner Jim Johnson  
**SECONDED BY:** Commissioner Bert Miles

THAT the application to subdivide three lots ranging in size from 1 ha to 2.5 ha be allowed,

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, and decisions and orders of any person or body having jurisdiction over the land under an enactment.

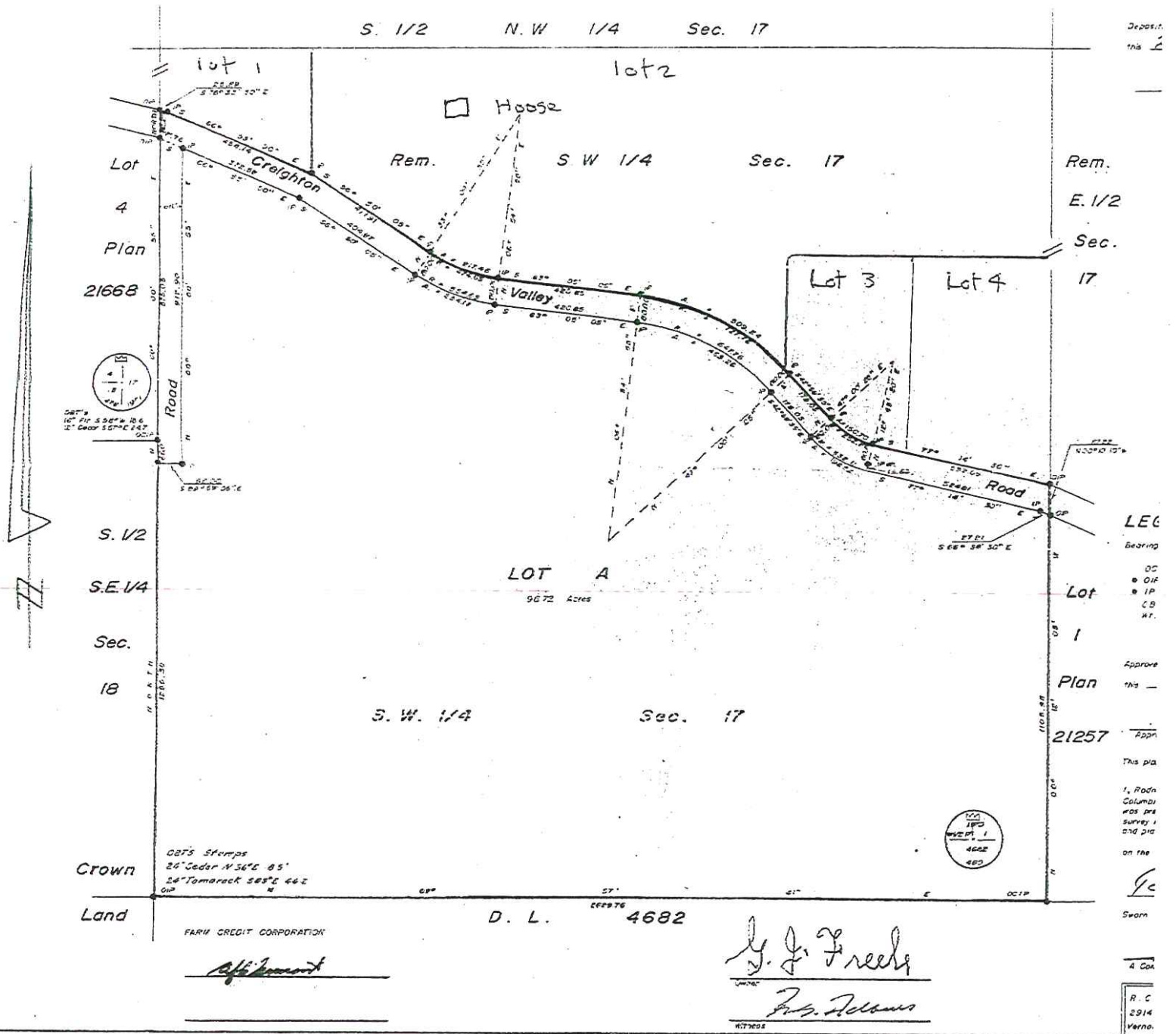
**CARRIED**

**Resolution #379/2011**

PLAN OF SUBDIVISION OF PART OF THE S.W. 1/4, SECTION 17, TP. 45, O.D.Y.D.

SCALE 1 INCH = 200 FEET.

PL



ALC APPLICATION # 52052 SKETCH PLAN  
 RESOLUTION # 379/2011  
 APPROVED SUBDIVISION