



Agricultural Land Commission
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March 30, 2011

Reply to the attention of Martin Collins
ALC File: 52065

William Park
4454 Regency St
West Vancouver, BC
V7W 1B7

Dear William Park:

Re: Application to Subdivide land in the Agricultural Land Reserve

Please find attached the Minutes of Resolution # 91/2011 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.

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 suggest you contact the District of Summerland.

Yours truly,

PROVINCIAL AGRICULTURAL LAND COMMISSION

Per:

A handwritten signature in blue ink, appearing to read 'Martin Collins', is written over the printed name of Brian Underhill.

Brian Underhill, Executive Director

Enclosure: Minutes/Sketch Plan

cc: District of Summerland

EW/52065d1



A meeting was held by the Provincial Agricultural Land Commission on March 17th, 2011 at Vernon, BC.

| | | |
|-----------------|----------------|-----------------------|
| PRESENT: | Roger Mayer | Chair, Okanagan Panel |
| | Jim Johnson | Commissioner |
| | Bert Miles | Commissioner |
| | Liz Sutton | Staff |
| | Martin Collins | Staff |

For Consideration

Application: 52065
Applicant: No. 151 Cathedral Ventures Ltd. / 0886006 Ltd.
Agent: William Park
Proposal: To subdivide the 18.3 ha parcel into two lots, a 2.6 ha lot and a 15.7 ha lot as divided by Landry Crescent.
Legal: Lot A, District Lots 477 and 508, Osoyoos Division, Yale District Plan KAAP80862, Except Plan KAP82140
Location: 4500 Landry Crescent, Trout Creek, BC

Site Inspection

A site inspection was not conducted.

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

The agricultural capability of the majority of the soil of the subject property is improvable to Class 2.

Class 2 – Land in this class has minor limitations that require good ongoing management practices or slightly restrict the range of crops, or both.

The limiting subclasses are soil moisture deficiency, excess water, salinity and low fertility characteristics.

Assessment of Agricultural Suitability

The Commission believed that given the past approval of the RV Park on the 2.6 ha portion of the subject property, subsequent subdivision would not have an adverse effect on the agricultural suitability of the 15.7 ha remainder.

Assessment of Impact on Agriculture

The Commission also assessed the impact of the proposal against the long term goal of preserving agricultural land, and believes that the proposed subdivision does not change the agricultural landscape of the area. The Commission believes the proposal would not impact existing or potential agricultural use of surrounding lands.

Conclusions

1. That the land under application has limited agricultural capability due to existing R.V. Park uses.
2. That the proposal will not impact agriculture.

IT WAS

MOVED BY: Commissioner Jim Johnson

SECONDED BY: Commissioner Bert Miles

THAT the application be approved as proposed.

AND THAT the approval is subject to the following conditions:

- the construction of a fence for the purpose of limiting trespassing onto adjoining agricultural land
- the subdivision must be completed within three (3) years from the date of this decision.

CARRIED

Resolution # 91/2011

