



Agricultural Land Commission
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April 6th, 2011

Reply to the attention of Martin Collins
ALC File: 52141

Steve Howard
3088 Salmon River Road
Salmon Arm, BC
V1E 3H9

Dear Sir:

Re: Application Subdivide Land in the Agricultural Land Reserve

Please find attached the Minutes of Resolution # 102/2011 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 Columbia Shuswap Regional District.

Yours truly,

PROVINCIAL AGRICULTURAL LAND COMMISSION

Per: 

Brian Underhill, Executive Director

Enclosure: Minutes/Sketch Plan

cc: Columbia Shuswap Regional District, File: LC2442D

LS/52141/d1



MINUTES OF THE PROVINCIAL AGRICULTURAL LAND COMMISSION

A meeting was held by the Provincial Agricultural Land Commission on March 17, 2011 in Salmon Arm, B.C.

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

For Consideration

Application: 52141
 Applicant: Steven Howard
 Proposal: Proposal to subdivide a 2.4 ha from a 39.3 ha parcel for a residence for a relative.
 Legal: Fractional S1/2 of Section 5, Township 18, Range 10, W6M, KDYD, EXCEPT Plans 19446, 24483 and KAP71931
 Location: 3088 Salmon River Road, Salmon Arm

Site Inspection

A site inspection was conducted on March 17, 2011. Those in attendance were:

- Roger Mayer Chair, Okanagan Panel
- Richard Bullock Chair, ALC
- Jim Johnson Commissioner
- Bert Miles Commissioner
- Liz Sutton Staff
- Martin Collins Staff
- Steve Howard Applicant

Mr. Howard explained to the Commission that the proposed subdivided parcel would be for his daughter who is involved with the farm operation.

Mr. Howard confirmed that the staff report dated January 2011 was received and no errors were identified.

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 proposed subdivision area has very limited agricultural capability due to its severe topography. The 2.4 ha area is a steep, forested hillside with a CLI rating of 5MT.

The Commission did not believe that the subdivision would have any negative effects on the remainder of the property, or adjoining lands in the ALR, because it was well buffered by hillside, Salmon Valley Road and an adjoining residential lot (to the south).

The application was supported by the Columbia Shuswap Regional District Board and staff.

In view of the limited agricultural capability of the property, and the fact that it was well buffered from other agricultural lands, the Commission had no objection to the proposed subdivision.

IT WAS

MOVED BY: Commissioner Bert Miles

SECONDED BY: Commissioner Jim Johnson

THAT the application to subdivide a 2.4 ha lot from the 39 ha parcel be allowed, subject to the subdivision being completed within three (3) years from the date of this decision.

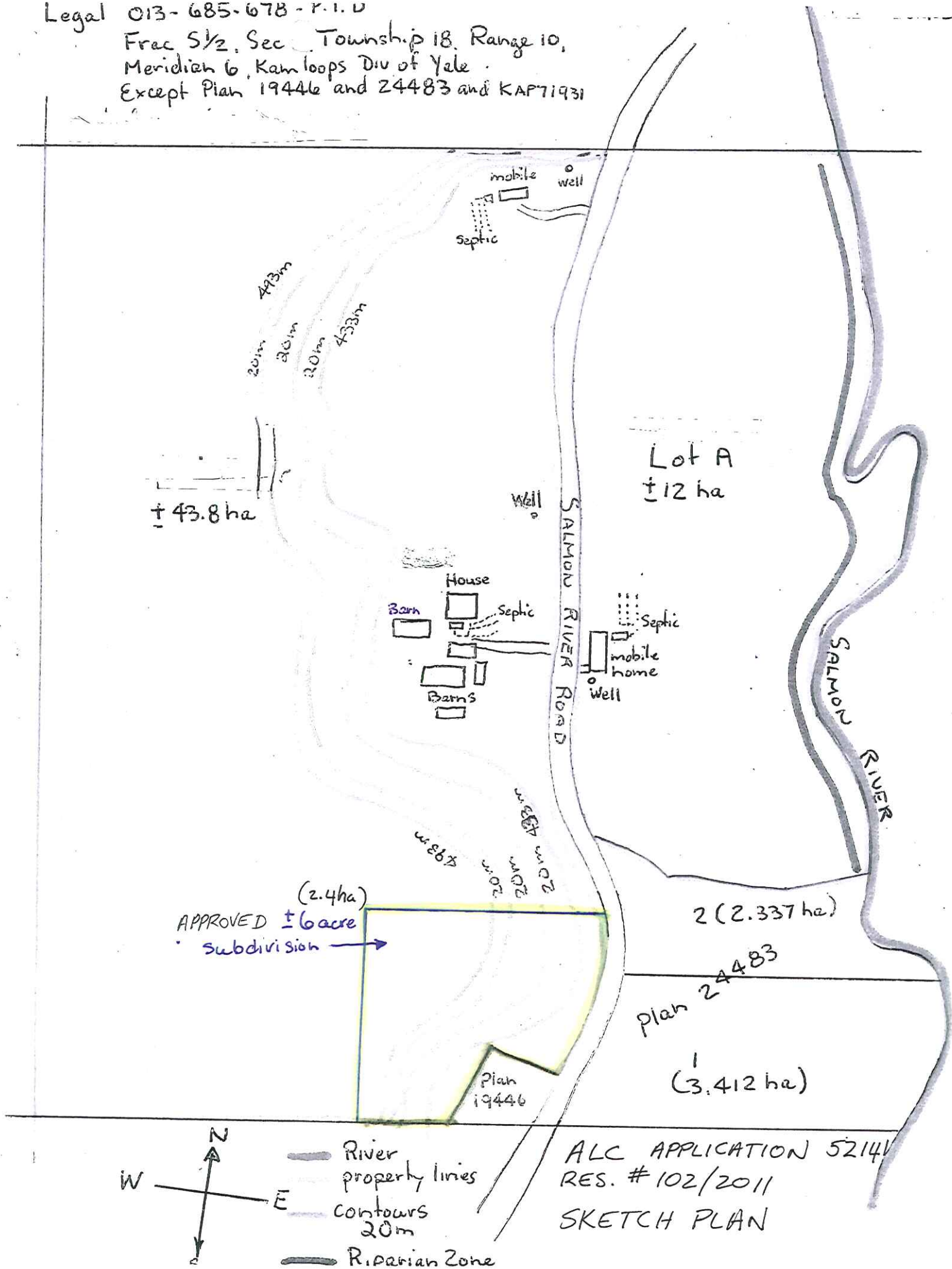
This decision does not relieve the owner or occupier of the responsibility to comply with applicable Acts, regulations, bylaws of the local government. This includes zoning, subdivision, or other land use bylaws, and decisions of any authorities that have jurisdiction under an enactment.

CARRIED

Resolution # 102/2011

Legal 013-685-678-P.1.D

Frac 5 1/2, Sec Township 18, Range 10,
Meridian 6, Kamloops Div of Yale
Except Plan 19446 and 24483 and KAP71931



ALC APPLICATION 52141
RES. # 102/2011
SKETCH PLAN