



Agricultural Land Commission
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November 15, 2011

Reply to the attention of Liz Sutton
ALC File: 52266

Clerk/Director of Community Services
Thompson-Nicola Regional District
300-465 Victoria St
Kamloops, BC
V2C 2A9

Dear Sir/Madam

Re: Application for Non-Farm Use in the Agricultural Land Reserve

Please find attached the Minutes of Resolution # **348/2011** outlining the Commission's decision as it relates to the above noted application.

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 black ink that reads 'Liz Sutton'. The signature is written in a cursive, flowing style.

Brian Underhill, Executive Director

Enclosure: Minutes/Sketch Plan

cc: District of Clearwater
BC Assessment

LS/
52266d1



MINUTES OF THE PROVINCIAL AGRICULTURAL LAND COMMISSION

A meeting was held by the Provincial Agricultural Land Commission on October 26, 2011 in Burnaby, B.C.

PRESENT:	Gordon Gillette	Chair
	Lucille Dempsey	Commissioner
	Jerry Thibeault	Commissioner
	Jim Collins	Commissioner
	Denise Dowswell	Commissioner
	Liz Sutton	ALC Staff
	Colin Fry	ALC Staff

For Consideration

Application: 52266
Applicant: Thompson-Nicola Regional District
Proposal: The Thompson-Nicola Regional District proposes to develop a solid waste eco-depot with compost facility (non-farm use) on the subject property. 24.3 ha of the 33.4 ha property is within the ALR.
Legal: The North West 1/4 of District Lot 1680 Kamloops Division Yale District Except Plan KAP54894
Location: Clearwater, BC

Site Inspection

No site inspection was conducted.

Adriana Mailloux confirmed that the staff report dated October 6, 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

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 improved agricultural capability of the soil of the subject property is

Class 3 – Land in this class has limitations that require moderately intensive management practices or moderately restrict the range of crops, or both.

With a limiting subclass of moisture deficiency.

Assessment of 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 believes there are external factors that render the land unsuitable for agricultural use. The subject property was historically used as a sawmill and has remaining industrial infrastructure on portions of the property. In addition, reclamation efforts were pursued on the east portion of the property but were marginally successful.

Assessment of Impact on Agriculture

The Commission also assessed the impact of the proposal against the long term goal of preserving agricultural land. The Commission does not believe the proposal would impact existing or potential agricultural use of surrounding lands.

Assessment of Other Factors

The Thompson-Nicola Regional District informed the Commission that due to topography and access considerations, the placement of the compost facility needed to be on the east side of the property. In addition, the compost facility could not be on the west side of the property due to available space and set-back from the Brookfield Creek.

The Commission notes that applications of this nature would be more easily assessed if accompanied by comments from an Agricultural Advisory Panel.

Conclusions

1. That the proposal will not adversely impact agriculture in the surrounding area.

IT WAS

MOVED BY: Commissioner Jerry Thibeault

SECONDED BY: Commissioner Jim Collins

THAT the application be allowed as proposed

AND THAT the approval is subject to the following conditions:

- approval for non-farm use is granted for the sole benefit of the applicant and is non-transferable.
- the Commission is provided with a copy of the Site Development Plan for our records.

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 # 348/2011

**Resolution #348/2011 (52266 – TNRD)
Allowed Non-Farm Use**

