



**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

May 22, 2012

Reply to the attention of Ron Wallace  
ALC File: 52486

Larry Schroeder  
3028 East Vernon Road  
Vernon, BC  
V1B 3H5

Dear Sir:

**Re: Application to Subdivide land in the Agricultural Land Reserve**

Please find attached the Minutes of Resolution #195/2012 outlining the Commission's decision as it relates to the above noted application.

Prior to approaching the Registrar of Land Titles to register the subdivision, please submit the following to this office:

1. Two (2) paper prints of the final subdivision plans.
2. A recent State of Title Certificate.
3. "Transfer of an Estate in Fee Simple" document indicating the transfer of the remainder of the property from you to the purchaser.
4. Your signed commitment that the homesite lot will not be sold for five (5) years except in the case of estate settlements.
5. Photographic evidence that conditions of approval, such as fencing, have been completed.

When the Commission confirms that all conditions have been met, it will authorize the Registrar of Land Titles to accept registration of the plan.

Yours truly,

PROVINCIAL AGRICULTURAL LAND COMMISSION

Per:

Brian Underhill, Executive Director

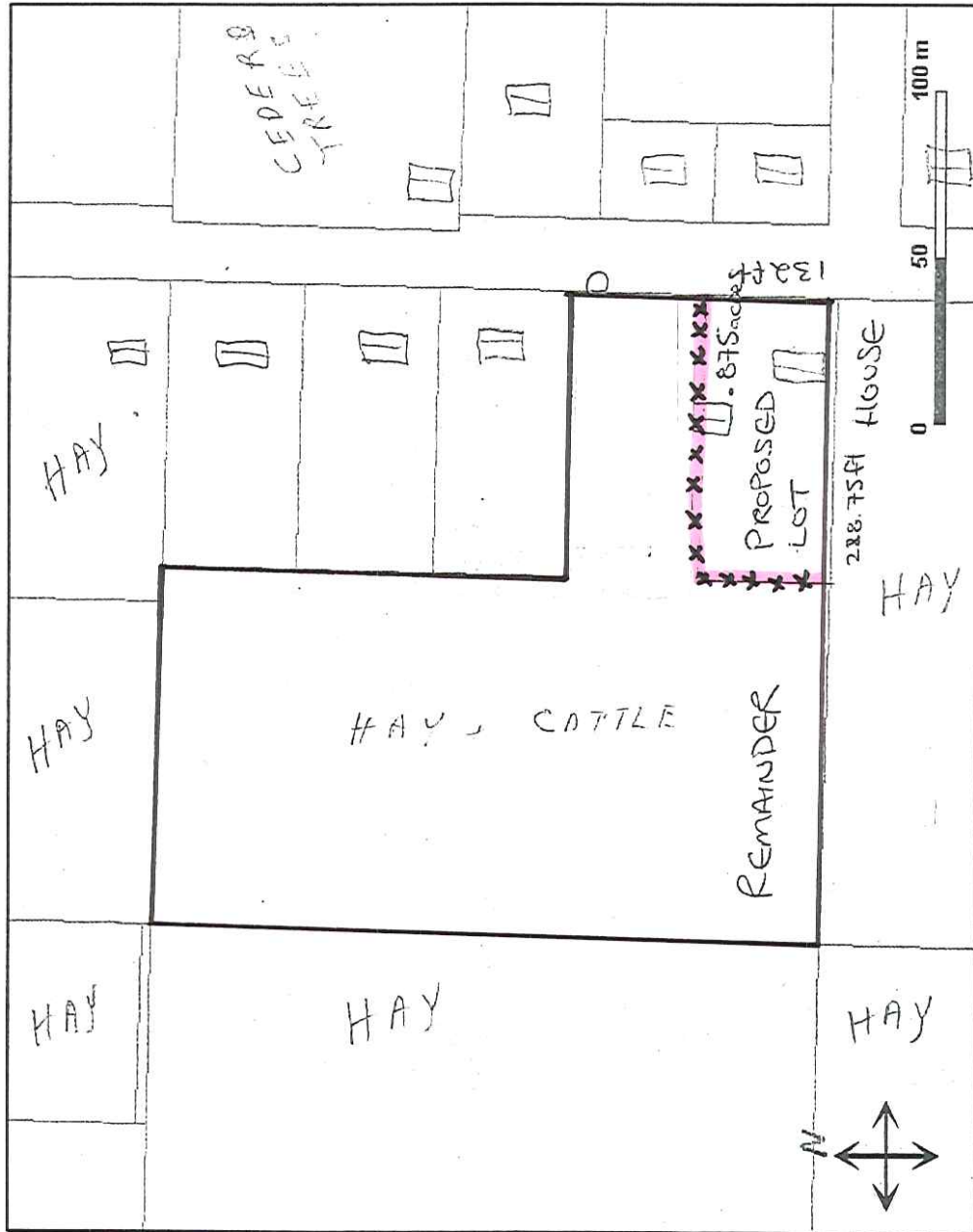
Enclosure: Minutes/Sketch Plan/Fencing specifications

cc: Regional district of North Okanagan (11-0111-C-ALR)



Legend

- CADPARCELS\_COV
- CADPARCELS\_RDNO
- Lakes
- First Nations Reserves
- Regional Districts**
- Regional District of North Okanagan
- Other Regional Districts



Provincial Agricultural Land Commission

Application #52486  
Resolution #195/2012

Subject property

0.35 ha area approved for subdivision in the ALR

Location of fencing

Disclaimer: This map was compiled by RDNO, using data believed to be accurate; however, a margin of error is inherent in all maps. This product is distributed without warranties of any kind, either expressed or implied, including but not limited to warranties of suitability of particular purpose or use.





## PROVINCIAL AGRICULTURAL LAND COMMISSION

A meeting was held by the Provincial Agricultural Land Commission on March 19, 2012 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
Sylvia Pranger	Vice-Chair
Jim Johnson	Commissioner

### COMMISSION STAFF PRESENT:

Ron Wallace	Land Use Planner
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### APPLICATION ID: #52486

**PROPOSAL:** To subdivide a 0.35 ha lot off the 2.8 ha subject property under the conditions of the ALC's Homesite Severance Policy.

(Submitted pursuant to section 21(2) of the *Agricultural Land Commission Act*)

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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.

After review of all file information presented the Commission has concluded as follows:

1. The applicant qualifies for subdivision under the ALC Homesite Severance Policy.

### IT WAS

<b>MOVED BY:</b>	Commissioner Dyson
<b>SECONDED BY:</b>	Commissioner Johnson

THAT the application to subdivide a 0.35 ha lot in the south east corner of the property as per the Homesite Severance Policy be allowed subject to the following conditions:

- Fencing along the north and west boundary of the 0.35 ha lot with Schedule D page wire fence.
- compliance with the Homesite Severance Policy
- the subdivision must be completed within three (3) years from the date of this decision.

- Approval for a homesite severance subdivision is granted for the sole benefit of the applicant and is non-transferable.

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 # 195/2012**