



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

April 23, 2012

Reply to the attention of Liz Sutton
ALC File: #52489

Heather Shannon
Box 55 3740 Long Lake Road
Knutsford, BC V0E 2A0

Dear Ms. Shannon:

Re: Application to Subdivide land in the Agricultural Land Reserve

Please find attached the Minutes of Resolution # **120/2012** outlining the Commission's decision as it relates to the above noted application.

Part about other conditions

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 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: Thompson-Nicola, #300 - 465 Victoria Street , Kamloops, B. C. , V2C 2A9 (ALR00042)

JC/
52489d1



PROVINCIAL AGRICULTURAL LAND COMMISSION

A meeting was held by the Provincial Agricultural Land Commission on March 20, 2012 at the offices of the Commission located at #133 – 4940 Canada Way, Burnaby, B.C.

COMMISSION MEMBERS PRESENT:

Gordon Gillette	Vice-Chair
Jerry Thibeault	Commissioner
Denise Dowswell	Commissioner
Jim Collins	Commissioner

COMMISSION STAFF PRESENT:

Liz Sutton	Land Use Planner
Colin Fry	Executive Director

APPLICATION ID: #52489

PROPOSAL: To subdivide 2.5 ha from a 33.3 ha property. The applicant built a new house in 2005 and wants to subdivide the house from the property for retirement. (Submitted pursuant to section 21(2) of the *Agricultural Land Commission Act*)

PROPERTY INFORMATION:

Parcel ID:	009-408-045
Legal Description:	The East 1/2 of the South East 1/4 of Section 5 Township 19 Range 17 West of the 6th Meridian Kamloops Division Yale District
Civic Address:	3740 Long lake Rd, Knutsford
Size:	33.3 ha
Area in ALR:	33.3 ha
Property Owner(s):	Heather Shannon
Purchase Date:	January 19, 2001

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 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.

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

Class 6 – Land in this class is non-arable but is capable of producing native and or uncultivated perennial forage crops.

Subclasses

M	soil moisture deficiency
P	stoniness
R	shallow soil / bedrock outcroppings
T	topography

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 noted that while the subject property is currently being used for grazing beef cattle, the proposed parcel has minimal arability due to its history as a gravel pit.

Assessment of Potential 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.

CONCLUSIONS:

1. That the land under application has limited agricultural capability.

IT WAS

MOVED BY: Commissioner Collins
SECONDED BY: Commissioner Dowswell

THAT the application 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 construction of a fence for the purpose of mitigating residential/rural conflict
- the subdivision must be completed within three (3) years from the date of this decision.

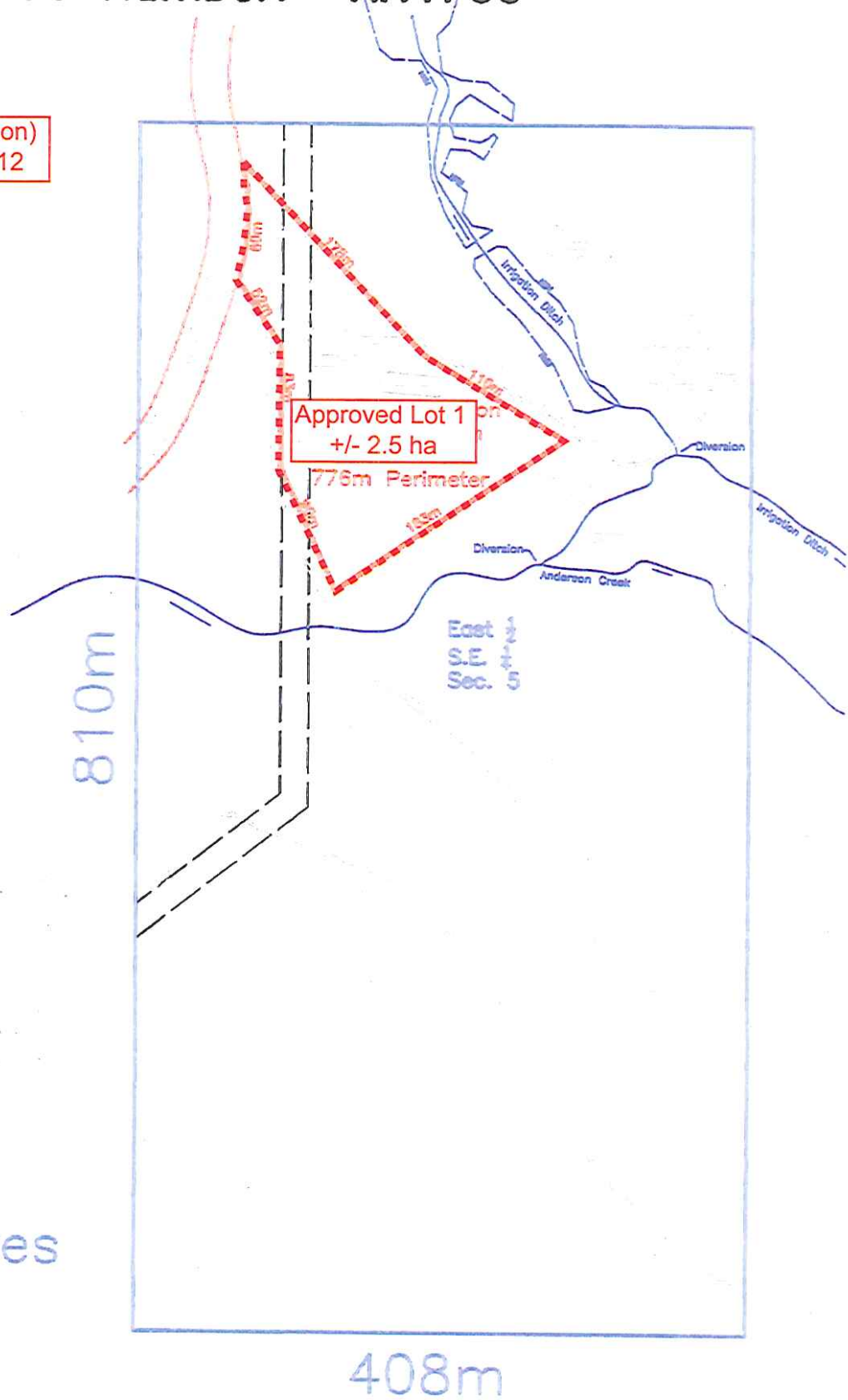
This decision does not relieve the owner or occupier of the responsibility to comply with applicable Acts, regulations, bylaws of the local government, and decisions and orders of any person or body having jurisdiction over the land under an enactment.

CARRIED

Resolution # 120/2012

REFERENCE MAP OF
PROPOSED SECTION 946 SUBDIVISION
FOR HEATHER ARLINE SHANNON
Title Number: KR4766

ALC #52489 (Shannon)
Resolution #120/2012



Subject
Property
408m X
810m
33 hectares

Scale 1:4000