



Agricultural Land Commission

133 – 4940 Canada Way
Burnaby, British Columbia V5G 4K6
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www.alc.gov.bc.ca

January 23, 2012

Reply to the attention of Liz Sutton
ALC File: 52564

250 Investments Ltd
5560 Manning Creek Road
Merritt, BC
V1K 1R4

Dear Mr. Ryzak:

Re: Application to Subdivide land in the Agricultural Land Reserve

Please find attached the Minutes of Resolution # 8/2012 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 your Local Government.

Yours truly,

PROVINCIAL AGRICULTURAL LAND COMMISSION

Per:

A handwritten signature in black ink, appearing to read 'B Underhill', is written over a horizontal line.

Brian Underhill, Executive Director

Enclosure: Minutes/Sketch Plan

cc: Thompson-Nicola Regional District

LS/
52564d1



PROVINCIAL AGRICULTURAL LAND COMMISSION

A meeting was held by the Provincial Agricultural Land Commission on January 18, 2012 at the offices of the Commission located at #133 – 4940 Canada Way, Burnaby, B.C.

COMMISSION MEMBERS PRESENT:

Richard Bullock	Chair
Jennifer Dyson	Commissioner
Gordon Gillette	Commissioner
Sylvia Pranger	Commissioner
Bert Miles	Commissioner
Jerry Thibeault	Commissioner
Lucille Dempsey	Commissioner
Denise Dowsell	Commissioner

COMMISSION STAFF PRESENT:

Martin Collins	Regional Planner
Liz Sutton	Land Use Planner
Brian Underhill	Executive Director
Colin Fry	Executive Director

APPLICATION ID: #52564

PROPOSAL: To subdivide a 56.5 ha property (42.8 ha in ALR) into nine lots.
(Submitted pursuant to section 21(2) of the *Agricultural Land Commission Act*)

PROPERTY INFORMATION:

Parcel ID: 014-533-774
Legal Description: The Fractional North East 1/4 of Section 35, Township 13, Range 23, W6M, Kamloops Division of Yale District, as shown on Plan of Said Township Dated at Ottawa 24/4/1914, EXCEPT Plans B625, KAP46188 and KAP49185
Civic Address: Canford Area, West of Lower Nicola
Size: 56.5 ha
Area in ALR: 42.8 ha
Current Land Use: Vacant
Farm Classification: No
(BC Assessment)

PROPERTY OWNER INFORMATION: 01

1. 250 Investments Ltd.

DATE PROPERTY ACQUIRED: September 21, 2006

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 improved agricultural capability of the soil of the subject property is a combination of:

70% (80% 3PM 20% 4PM) 20% (6TR) 5% (80% 4W 20% 3P) 5% (70% 3P 15% 1 15% 6W)

Class 1 – Land in this class either has no or only very slight limitations that restrict its use for the production of common agricultural crops;

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;

With limiting subclasses of stoniness (P), soil moisture deficiency (M), topography (T), shallow soil/bedrock outcroppings (R), and excess water (W).

Agricultural Suitability

The Commission acknowledged that a previous decision allowed subdivision of seven lots on the subject property (Resolution #424/2007). Considering the combination of past industrial use and limiting factors affecting the agricultural capability of the property, the Commission does not object to the subdivision of two additional lots.

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.
2. That the proposal will not negatively impact surrounding agriculture.

IT WAS

MOVED BY: Commissioner Gordon Gillette

SECONDED BY: Commissioner Jerry Thibeault

THAT the application be allowed as proposed.

AND THAT the approval is subject to the following conditions:

- the subdivision be in substantial compliance with the plan submitted with the application
- the subdivision must be completed within three (3) years from the date of this decision.
- the seven lot subdivision approved under Resolution #424/2007 is rescinded and replaced by the nine lot subdivision approved under Resolution #8/2012.

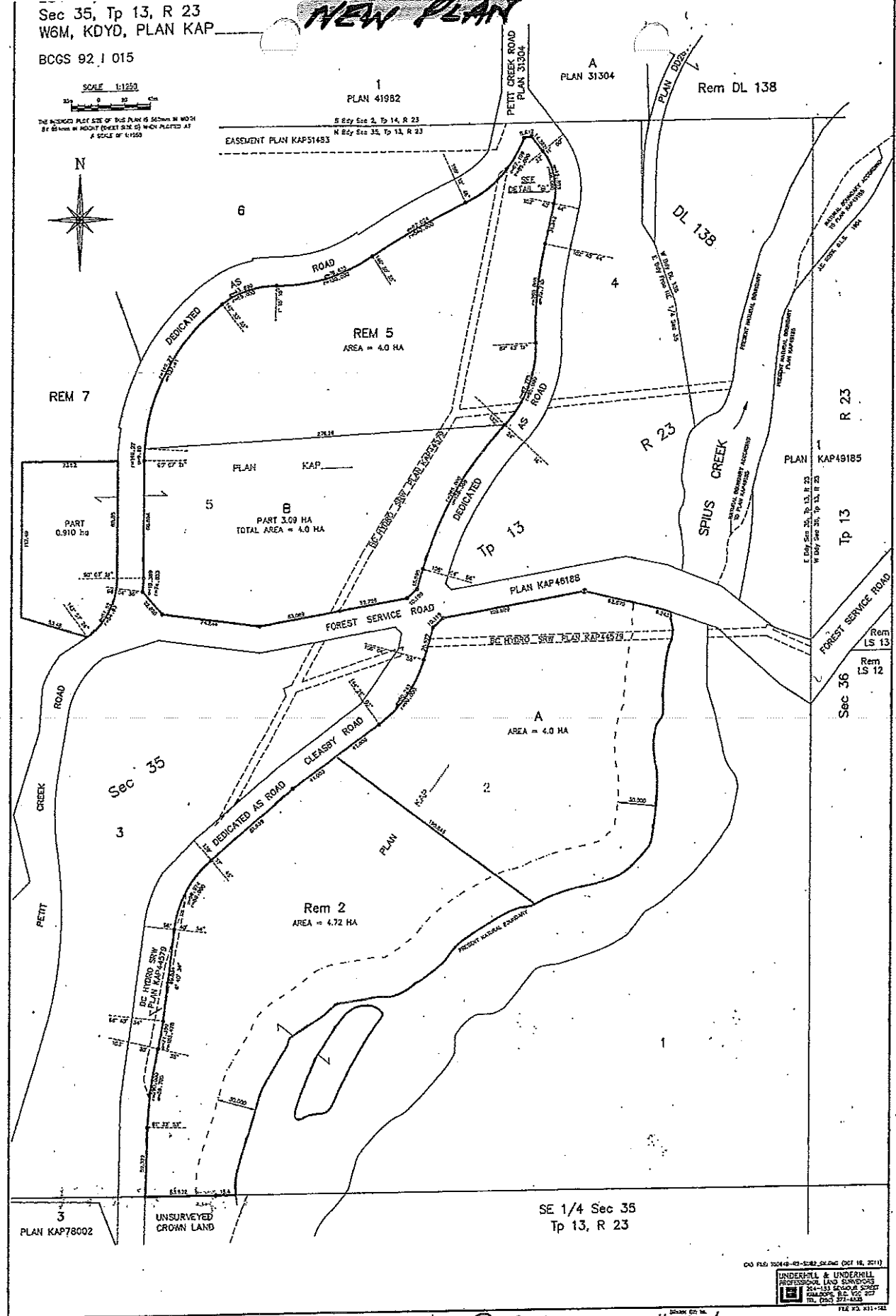
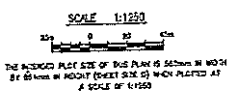
This decision does not relieve the owner or occupier of the responsibility to comply with applicable Acts, regulations, bylaws of the local government, and decisions and orders of any person or body having jurisdiction over the land under an enactment.

CARRIED

Resolution # 8/2012

Sec 35, Tp 13, R 23
 W6M, KDYO, PLAN KAP
 BCGS 92.1 015

NEW PLAN



040 FILED 2024-08-02 10:42 AM (CPL 18, 2011)
 UNDERHILL & UNDERHILL
 PROFESSIONAL LAND SURVEYORS
 204-111 S. 20th Street
 CALDWELL, B.C. V2C 2C7
 TEL: (250) 372-4555
 FAX: (250) 372-1541

ALC APPROVED PLAN RESOLUTION # 8/2012