



**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

September 28, 2012

Reply to the attention of Ron Wallace  
ALC File: 52721

Alexander and Hermine Irme  
1008 Salmon River Road  
Salmon Arm, B.C.  
V1E 3G3

Ladislaus Irme  
1016 Salmon River Rd.  
Salmon Arm, B.C.  
V1E 3G3

Dear Sirs/Madam:

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

Please find attached the Minutes of Resolution #307/2012 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:

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

Brian Underhill, Executive Director

Enclosure: Minutes/Sketch Plan

cc: Columbia Shuswap Regional District File: LC 2463



## PROVINCIAL AGRICULTURAL LAND COMMISSION

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

### COMMISSION MEMBERS PRESENT:

Richard Bullock	Chair
Jennifer Dyson	Commissioner
Sylvia Pranger	Commissioner
Jim Johnson	Commissioner
Bert Miles	Commissioner

### COMMISSION STAFF PRESENT:

Ron Wallace	Land Use Planner
Brian Underhill	Executive Director

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### APPLICATION: # 52721

**PROPOSAL:** To subdivide two adjoining 2.2 ha lots into four 1.1 ha lots.

**Legal:** PID 010-608-273 Lot 1, Sec. 5, Twp 19, R. 10, W6M KDYD, Plan 4166  
PID 027-526-933 Lot 1, Sec. 5, Twp 19, R. 10, W6M, KDYD Plan KAP86696

(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 subject properties have very limited potential for agricultural use due to their small size and poor soils. The properties have a CLI rating of 7:5TM 3:6T indicating that there is very limited potential for soil bound agricultural uses.
2. There would be few, if any, impacts on adjoining and nearby ALR parcels arising from increasing rural residential density because the properties are separated from other ALR parcels by Salmon River Road. In addition the adjoining uses east of Salmon River Road are primarily rural residential. There are no additional impacts north, south and west of the subject properties.

3. The proposal will not raise expectations for further non-agricultural intrusion into the ALR because adjoining and nearby lots lying west of Salmon Valley Road are generally subdivided into smaller rural residential lots, and have very limited potential for agricultural uses due to poor soils.

**IT WAS**

**MOVED BY:** Commissioner Bert Miles

**SECONDED BY:** Commissioner Jim Johnson

THAT the application to subdivide the two 2 ha subject properties into four 1 ha lots be allowed as proposed.

AND THAT the approval is subject to the following condition:

- 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.

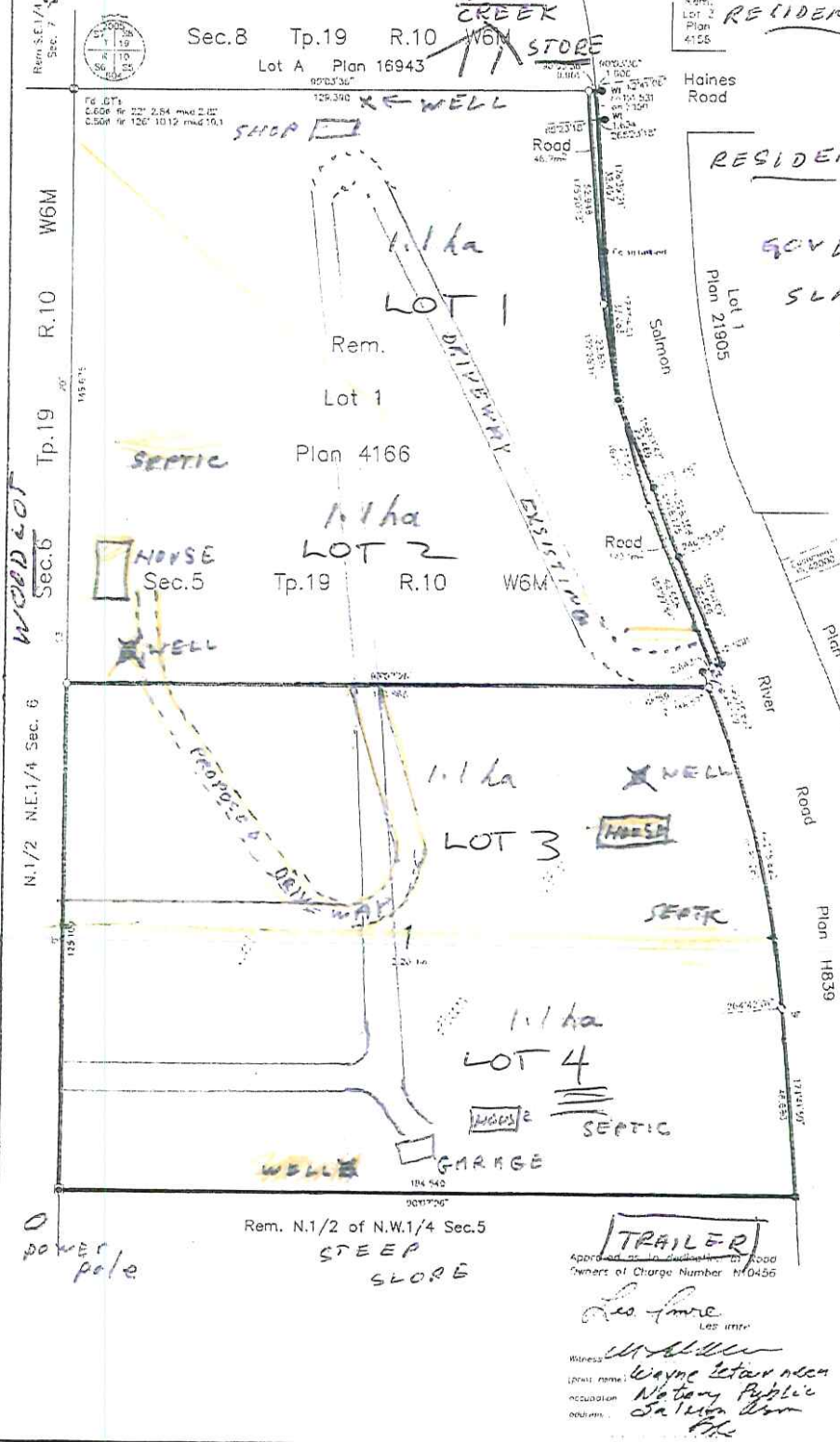
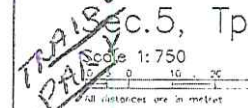
**CARRIED**

**Resolution # 307/2012**

Plan of Subdivision of Part  
of Lot 1 Plan 4166,  
Sec.5, Tp.19, R.10, W6M, K.D.Y.D.

PLAN KAP \_\_\_\_\_

Deposited in the Land Title Office of Kamloops, B.C.  
This \_\_\_\_\_ day of \_\_\_\_\_, 2006.



Rem. Lot 2 Plan 4125  
Haines Road  
REGISTRAR

APPROVED  
LOTS

- LEGEND**
- Standard Iron Post Found
  - Standard Iron Post Placed
  - Non-Standard Round Iron Post Found
  - ⊕ Standard Capped Post Found
- APPROVAL**
- Approved pursuant to the Land Title Act, B.C. Reg. 173/05, 1/15/05
- Approved by the Ministry of Transportation
- (Note: This subdivision was approved pursuant to Section 828 of the Local Government Act.)

This plan lies within Columbia Shuswap Regional District

*Joseph Van Hamme*  
Witness

*Joseph Van Hamme*  
Witness

*Joseph Van Hamme*  
Witness

Approved as to dedication of Road  
BRITISH COLUMBIA HYDRO AND  
POWER AUTHORITY  
Owners of Charge Number 1107  
by its Authorized Signatory

*Joseph Van Hamme*  
(print name) JOSEPH VAN HAMME

Witness  
(print name) JOAN MUIR  
Occupation PROPERTY COORDINATOR  
Address 1401 KALAMALKLA LAKE RD.  
VERNON, BC V1T 1S4

I, Brian D. Sanson, a British Columbia Land Surveyor, of the City of Salmon Arm, in British Columbia, certify that I was present at and personally supervised the survey represented by the plan, and that the survey and plan are correct. The field survey was completed on the 9th day of January, 2005. The plan was completed and checked, and the checklist filed under #75839, on the 17th day of January, 2006.

Approved as to dedication of Road  
Owners of Charge Number 1107

*Leo Amre*  
Witness

*Wynne Letourneau*  
(print name)  
Occupation Notary Public  
Address 501 Main Street  
Vernon, BC

BROWN, JOHNSON LAND SURVEYORS  
B.C. AND CANADA LANDS  
SALMON ARM, B.C. PH 832-5701  
File 143-07 Tracker

ALL APPLICATION 52721  
RESOLUTION #307/2012  
SKETCH PLAN

MP# 832-813-18120