



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: 52725

Bob Holtby
Regency Consultants Ltd.
2533 Copper Ridge Drive
West Kelowna, B.C.
V4T 2X6

Dear Sir:

Re: Application to Subdivide land in the Agricultural Land Reserve

Please find attached the Minutes of Resolution #311/2012 and a sketch plan outlining the Commission's decision as it relates to the above noted application. As agent, it is your responsibility to notify your clients of the decision.

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', written over a horizontal line.

Brian Underhill, Executive Director

Enclosure: Minutes/Sketch Plan

cc: Columbia Shuswap Regional District File: LC 2462D



PROVINCIAL AGRICULTURAL LAND COMMISSION

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

APPLICATION: # 52725

PROPOSAL: To subdivide the 10.9 ha subject property into two lots (2.5 ha and 8.4 ha) as divided by Salmon River Road.

Legal: PID 014-105-977

NW ¼ Sec. 5, Twp. 9, R. 10, W6M, KDYD, Except

- 1) Plans 4166 and H839**
- 2) S1/2 of the NW ¼ thereof**

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

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. That the September 13, 2011 Regency Consultants Ltd. Report accurately assesses the 2.5 ha portion of the subject property lying west of Salmon Valley Road as having very limited potential for agricultural use due to its small size, steep topography and poor soils. The Report indicates that the CLI information indicating that the land could be improved to Class 3 and 4 is incorrect.

2. Given the busy summer traffic on Salmon Valley Road, it would be difficult to use the 2.5 ha area in conjunction with the 8.4 ha remainder of the property.
3. The Commission has permitted similar subdivision applications in the area in recognition of the substantive barrier represented by Salmon River Road, and the generally limited agricultural capability of the land lying west of Salmon Valley Road (due to very steep slopes and poor soils).

IT WAS

MOVED BY: Commissioner Bert Miles

SECONDED BY: Commissioner Richard Bullock

THAT the application to subdivide the 10.9 ha property into two lots (2.5 ha and 8.4 ha) as divided by Salmon Valley Road be allowed.

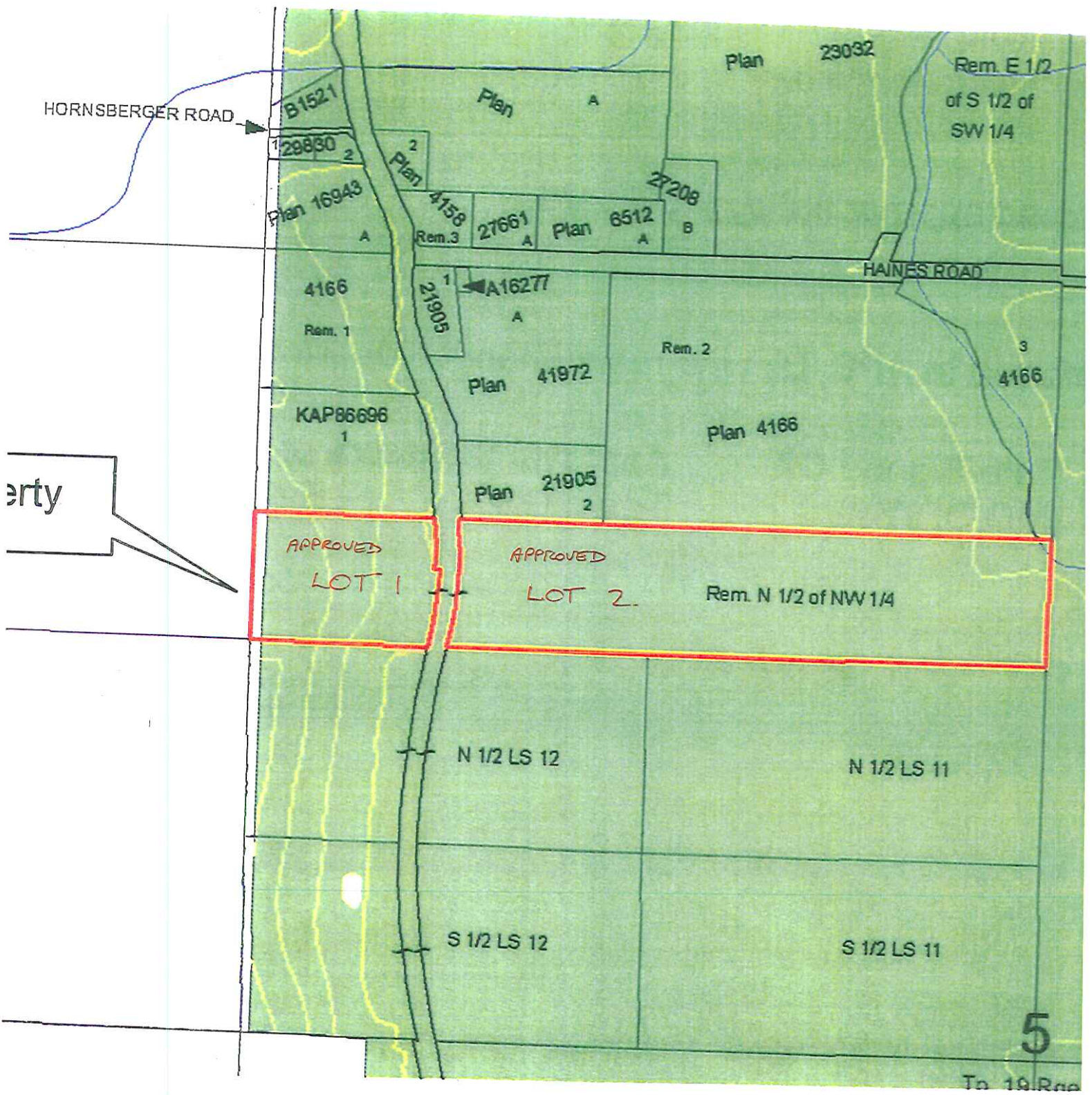
AND THAT the approval is subject to the following condition:

- 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 # 311/2012



ALC APPLICATION # 52725
RESOLUTION # 311/2012
SKETCH PLAN