



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

February 17, 2014

ALC File: #53424

Andy Balogh and Dana Ramstedt
1585 Lance Road
RR 1
Pritchard, B.C. V0E 2P0

Dear Mr. Balogh and Ms. Ramstedt:

Re: Application to Subdivide Land in the Agricultural Land Reserve (ALR)

Please find attached the Minutes of Resolution #52/2014 as it relates to the above noted application. The Commission has also attached a sketch plan depicting the decision.

Further correspondence with respect to this application is to be directed to Ron Wallace.

Yours truly,

PROVINCIAL AGRICULTURAL LAND COMMISSION

Per: 

Brian Underhill, Executive Director

Enclosures: Minutes of Resolution #52/2014
Sketch plan

cc: Thompson Nicola Regional District (File #ALR 62)

53424d1



MINUTES OF THE PROVINCIAL AGRICULTURAL LAND COMMISSION

A meeting was held by the Provincial Agricultural Land Commission on January 23, 2014 at the offices of the Commission located at #133 – 4940 Canada Way, Burnaby, B.C. as it relates to Application #53424.

COMMISSION MEMBERS PRESENT:

| | |
|-----------------|--------------|
| Richard Bullock | Chair |
| Jennifer Dyson | Vice-Chair |
| Gordon Gillette | Vice-Chair |
| Sylvia Pranger | Vice-Chair |
| Bert Miles | Commissioner |
| Jim Johnson | Commissioner |
| Jerry Thibeault | Commissioner |
| Lucille Dempsey | Commissioner |
| Jim Collins | Commissioner |

COMMISSION STAFF PRESENT:

| | |
|-------------------|--------------------|
| Lindsay McCoubrey | Land Use Planner |
| Ron Wallace | Land Use Planner |
| Jennifer Carson | Land Use Planner |
| Colin Fry | Executive Director |

PROPOSAL (Submitted pursuant to section 21(2) of the *Agricultural Land Commission Act*)
To subdivide the subject property as divided by the road dedication, into ± 1.0 ha and ± 3.4 ha, and to use a portion of the subject property for service commercial purposes.

PROPERTY INFORMATION:

Owners: Andy Balogh and Dana Ramstedt

Legal: PID: 026-322-021
Lot A, Section 12, Township 20, Range 14, West of the 6th Meridian, Kamloops Division, Yale District, Plan KAP78000

Location: 1585 Lance Road, Pritchard

Size: 4.4 ha

LEGISLATIVE CONTEXT FOR COMMISSION CONSIDERATION

Section 6 (Purposes of the commission) of the *Agricultural Land Commission Act* states:

- 6 The following are the purposes of the commission:
- (a) to preserve agricultural land;

- (b) to encourage farming on agricultural land in collaboration with other communities of interest; and
 - (c) 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.
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COMMISSION CONSIDERATION

The Commission reviewed one previous application involving the subject property:

Application # 35478 (UIF Holdings Inc. 2004) The proposal was to subdivide an 8 ha lot from the farm property in order to develop a mung bean sprout farm. The proposal was approved by Resolution #364/2004, subject to the inclusion of the non-ALR portion of the property, which is currently in agricultural production, into the ALR. This subdivision created the subject property for the current application.

After considering the information the Commission concluded as follows:

The Commission noted that the highway has already been permitted, effectively bisecting the property and making it difficult for anyone to farm the property as one cohesive unit.

Conclusion:

The proposed road will be a major impediment to farming the subject property as one unit.

IT WAS

MOVED BY: **Commissioner Bullock**
SECONDED BY: **Commissioner Pranger**

THAT the proposal to subdivide the subject property and use a portion of it for service commercial use be conditionally approved.

AND THAT the final approval is subject to:

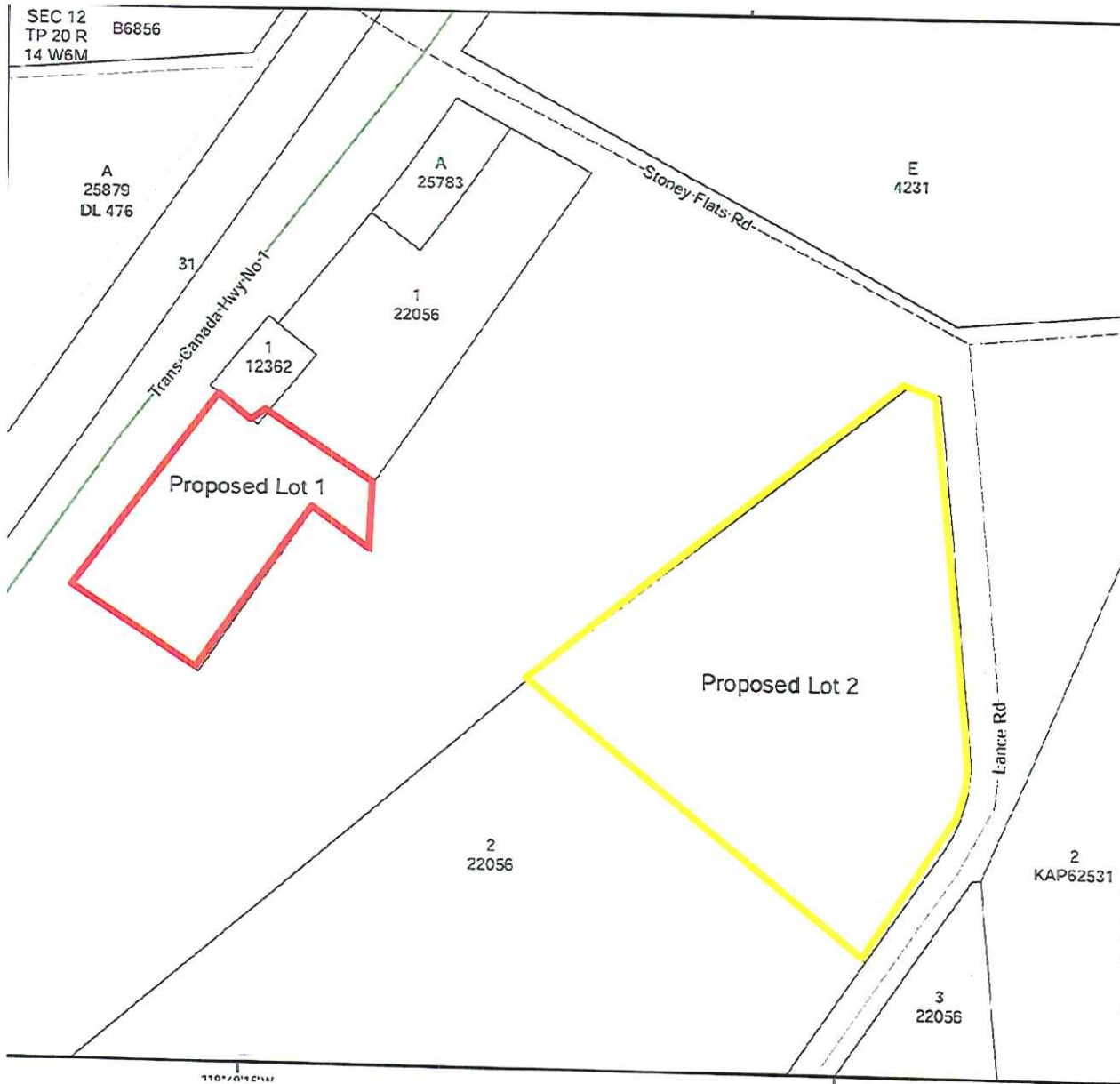
1. The subdivision be in substantial compliance with the plan submitted with the application;
2. The subdivision plan must be completed within three (3) years from the date of this decision;

AND FINALLY THAT 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 #52/2014

ALC Application # 53424 (Balogh and Ramstedt)



**Subdivision approved
by Resolution # 52/2014**

| LEGEND | |
|---|--------------------------------|
|  | Proposed Lot 1 (1.0 ha parcel) |
|  | Proposed Lot 2 (3.4 ha parcel) |