



Agricultural Land Commission
133-4940 Canada Way
Burnaby, British Columbia V5G 4K6
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www.alc.gov.bc.ca

February 19, 2014

ALC File: #53500

Jennifer and Ira Robideau
980 Tappen Valley Road
Tappen B.C. V0E 2X3

Dear Mr. and Mrs. Robideau:

Re: Application to Conduct a Non-Farm Use on Land in the Agricultural Land Reserve (ALR)

Please find attached the Minutes of Resolution #62/2014 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:

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

Brian Underhill, Executive Director

Enclosures: Minutes of Resolution #62/2014
Sketch plan

cc: Columbia Shuswap Regional District (File #LC2485)

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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 #53500.

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 20(3) of the *Agricultural Land Commission Act*)
The applicants propose to build a second single family dwelling on the property for farm help.

PROPERTY INFORMATION:

Owners: Jennifer and Ira Robideau

Legal: PID: 009-540-938
Lot A, Section 20, Township 21, Range 10, West of the 6th Meridian, Kamloops
Division, Yale District, Plan 10884

Location: 980 Tappen Valley Road, Tappen

Size: 8.8 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

After considering the information the Commission concluded as follows:

The applicants keep approximately twenty horses on the property and have farm classification under the *Assessment Act*. Furthermore, the existing house on the property is inadequate for the needs of the farm. The existing house, combined with and the proposed house will have a negligible footprint on the subject property.

Conclusion:

The Commission believes that the construction of another residence on the subject property will have no significant negative impact on the agricultural use of the subject property.

IT WAS

MOVED BY: Commissioner Dyson
SECONDED BY: Commissioner Johnson

THAT the request to build a second dwelling for the purpose of farm help be approved.

AND THAT the approval is subject to the following conditions:

1. The construction of the new dwelling be undertaken as proposed; and
2. Any replacement of the existing dwelling remain within the existing 520 square foot footprint;

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 #62/2014

