

April 17, 2002

Reply to the attention of Elisa Martin

Shuswap Lake Estates Ltd.
PO Box 150
Blind Bay, B.C. V0E 1H0

Dear Sir:

Re: Application # H-34231
NW ¼, Sec. 7, Twp. 22, R. 10, W6M, KDYD, Except Plan H425, H9463,
42044, KAP63720

We write to advise that pursuant to section 22(1) of the *Agricultural Land Reserve Act* (the "ALRA"), the Land Reserve Commission (the "Commission") by Resolution #112/2002, has allowed your application expand the 0.5 ha fenced storage compound to 1 ha. This approval is provided your storage compound expansion is in substantial compliance with the attached plan.

The property remains subject to the provisions of the ALRA, the *Soil Conservation Act* and applicable regulations except as provided by this approval.

The Commission's approval does not relieve you of the responsibility of adhering to any other enactment, legislation or decision of any agency having jurisdiction. Please contact the Columbia Shuswap Regional District as other approvals may be needed before your development can proceed.

Please quote your application number in any future correspondence.

Yours truly,

LAND RESERVE COMMISSION

Per:



K. B. Miller, Chief Executive Officer

cc: Columbia Shuswap Regional District - File: LC2270-B
BC Assessment, Vernon

EM/lv Encl.
I:34231d1.

MINUTES OF LAND RESERVE COMMISSION

Minutes of a meeting held by the Land Reserve Commission (the "Commission") on April 12, 2002, at the Commission's offices at #133 - 4940 Canada Way, Burnaby, B.C.

PRESENT:	K.B. Miller	Chair
	B. Underhill	Commissioner
	C. Fry	Commissioner

STAFF PRESENT: Martin Collins

Consideration of Application #H-34231 (Shuswap Lake Estates) – submitted pursuant to section 22(1), of the *Agricultural Land Reserve Act*

Staff member M. Collins presented his report dated April 9, 2002

DISCUSSION:

The Commission concurred with the staff recommendation to allow the expansion of the non farm use recognizing the existing use, limited agricultural impact, and potential for reclamation.

IT WAS

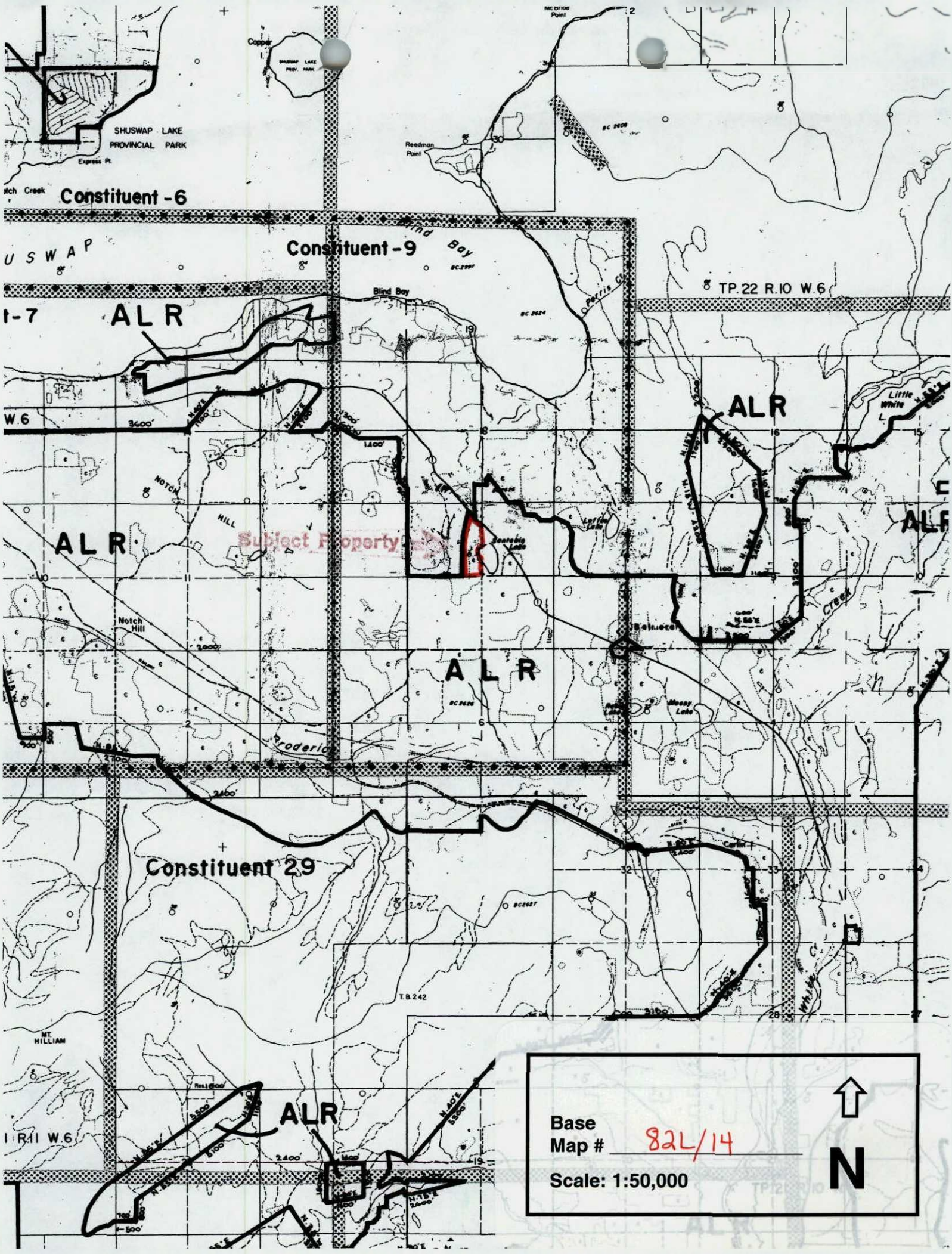
MOVED BY: Commissioner B. Underhill

SECONDED BY: Commissioner C. Fry

THAT the Staff Report be received and the application to expand the 0.5 ha fenced storage compound to 1 ha be approved on the grounds that the affected lands are not used for agriculture, the expansion area is relatively modest.

This approval is also subject to compliance with any other enactment, legislation or decision of any agency having jurisdiction.

CARRIED



Base Map # **82L/14**

Scale: 1:50,000

↑
N

SEC. 13

TP 22, R. 11, W. 6 M.

SEC. 12

TP 22, R. 11 W. 6 M.

ALR

SEC. 7

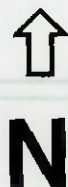
Subject Property →

Santabin
L.

Constituent

Map # 9

Scale: 1:10,000





Land Reserve Commission
Working Farms, Working Forests

Staff Summary Report

Date of Report: April 17, 2002 **Report prepared by:** Martin Collins

APPLICATION NUMBER: #H-34231-0

PROPOSAL: To expand an existing, fenced storage compound from 0.5 ha to 1 ha in size. Presently the compound contains R/V's, trailers, boats etc.

TYPE OF APPLICATION: Non-farm use pursuant to section 22 of the *Agricultural Land Reserve Act*.

APPLICATION RECEIVED: February 27, 2002

APPLICANT: Shuswap Lake Estates Ltd. (Terry Barker)

PROPERTY DESCRIPTION:

The North West 1/4, Section 7, Township 22, Range 10, W6M, KDYD (Kamloops Division of Yale), EXCEPT Plans H425, H9463, 42044 and KAP63720;

PROPERTY LOCATION: Just west of Highway #1 in Tappen on the westerly edge of Santabin Lake

PROPERTY SIZE (Ha): 11 ha, lying wholly within the ALR

PROPERTY PURCHASED: not provided

PRESENT USE OF PROPERTY: Driving range, storage compound, firehall

SURROUNDING LAND USES:

NORTH: Shuswap Lake Estates golf course in the ALR

SOUTH: Cultivated farmland within the ALR

EAST: Sanbatin Lake

WEST: Forested non ALR land

LAND CAPABILITY FOR AGRICULTURE: As taken from Agricultural Capability Map # 82 L/14

Unimproved Ratings	Improved Ratings	% of Unit
7:2D 3:2T	(7:2D 3:2X)	100

LOCAL GOVERNMENT: Columbia Shuswap Regional District

OFFICIAL COMMUNITY PLAN: GC Golf Course and Agriculture 2

ZONING DESIGNATION: as above

BACKGROUND INFORMATION: The Commission has considered the following applications on the subject property

RELEVANT APPLICATIONS:

Application #74-0454-0

Applicant: Shuswap Lake Estates Ltd.
Decision Date: September 04, 1975
Proposal: Exclude entire area for residential development
Decision: Allow partial exclusion (lower capability lands) on completion of subdivision plan.

Application #74-0454-1

Applicant: Shuswap Lake Estates Ltd.
Decision Date: June 27, 1996
Proposal: Exclude balance of western area and allow golf driving range, model airplane club, storage compound and ball fields in the ALR portion.
Decision: Allow golf driving range and model airplane club, but refuse ball-fields and storage compound. Illegally constructed storage compound to be removed and land rehabilitated by 30 September 1998. Upon receipt of \$5000 security to guarantee rehabilitation of the storage compound site, the western area is excluded.

Application #74-0454-2

Applicant: Shuswap Lake Estates Ltd.
Decision Date: September 06, 1996
Proposal: Allow fenced storage compound in the ALR portion on the grounds that the storage use predates the ALR, is located on non-arable soil and fencing is reasonable.
Decision: Allow fenced storage compound and delete conditions (imposed by Res #662/96) for rehabilitation and posting of security.

Application #31483-0

Applicant: Shuswap Lake Estates Ltd.
Decision Date: July 21, 1997
Proposal: To use a 0.6 ha site for a new fire hall.
Decision: Refused as submitted due to intrusive location however, allow the firehall in a location between the driveway to the storage yard and the driveway to the driving range subject to fencing.

RECOMMENDATIONS:

Regional Board/Municipal Council

The Columbia Shuswap Regional District forwarded the application with a recommendation of support. R.D. Staff concurred with the recommendation

STAFF COMMENT/RECOMMENDATION:

It is recommended that the application to expand the existing storage compound be allowed because the expansion is relatively small, and it is an expansion of an existing use, rather than a change in use.