

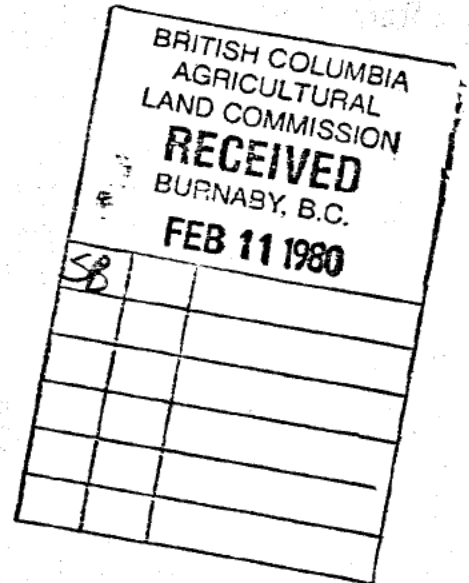


Province of  
British Columbia

Ministry of  
Agriculture

District Office  
1873 Spall Road  
Kelowna  
British Columbia  
V1Y 4R2

February 7th, 1980



Provincial Agricultural  
Land Commission  
4333 Ledger Avenue  
Burnaby, B.C.  
V5G 3T3

Attention: Shirley Brightman

Dear Madam:

Re: Application #I-H-79-08563 ( [redacted] )

Regional District: Columbia-Shuswap

Legal: (1) Block "A", NW $\frac{1}{4}$  Sec. 31, Twp. 22, Range 11,  
W6M, K.D.Y.D.

(2) Block "A", NE $\frac{1}{4}$  Sec. 31, Twp. 22, Range 11,  
W6M, K.D.Y.D.

(3) plus the balance of the Lee Creek Bench as  
outlined and shaded green on the map marked  
Exhibit "A".

Approximate Location: Northwest and North of Scotch Creek  
Indian Reserve #4. North of Indigo Bay-Shuswap Lake.

As requested in your May 1st, 1979, correspondence concerning the above application, an on-site inspection has been conducted by the writer who was accompanied by Mr. K. A. Pellett, Planning Director, Regional District of Columbia-Shuswap.

After reviewing various scales of air photos on file, recent reconnaissance soil maps, and the soil capability for agriculture maps, the findings are as follows:

1.0 Landform and Soils

The acreage in the above application forms part of an extensive acreage of glacial till deposits which occur in the Shuswap Lakes area.

The glacial till covers the underlying bedrock to variable thickness, with bedrock at or near the surface in places.

The topography varies from strongly to very steeply sloping (10 to 30% or more) with the latter occurring along the northwest and north sides. Stoniness and gravel content is variable due to the origin of the glacial till from the Sicamous limestone bedrock. Solum textures are mainly sandy loam and loam with a variable content of gravel.

A very minor acreage of glacial outwash occurs in the southwest corner. Gravelly outwash occurs where it has been deposited as part of the glacial delta from Lee Creek. The topography is moderately sloping with a steeply to very steeply sloping delta front. Solum textures vary from gravelly sandy loam to gravelly loamy sand with variable stoniness.

## 2.0 Soil Capability for Agriculture

The application acreage is included in a large acreage mapped as  $\begin{matrix} 6T^8-7R^2 \\ P \quad T \end{matrix}$  (Scale 1:50,000).

However, a small acreage of Class 5 can be designated on the Lee Creek Bench.

The following table presents the soil capability for agriculture classes (with irrigation) for the application acreage on the Lee Creek Bench:

<u>Class</u>	<u>Color</u>	<u>Approximate Acreage</u>	<u>% of Total</u>
$\begin{matrix} 7T^7-6T^3 \\ C \quad P \end{matrix}$	Pink	6.5	2.2
$\begin{matrix} 7R^7-6T^3 \\ T \quad R \end{matrix}$	Pink	25.5	8.6
$\begin{matrix} 5T^6-6T^2-6R^2 \\ P \quad P \quad T \end{matrix}$	Green	255.0	85.7
$\begin{matrix} 5^P \\ M \end{matrix}$	Green	4.0	1.3
$\begin{matrix} 6^T \\ P \end{matrix}$	Dark Green	6.5	2.2
Total		297.5	100.0

Classes 7-6 (pink) were assigned in the northwestern and northern part due to steep topography, shallow depth to bedrock and stoniness.

Classes 5-6 (green) were classified for most of the acreage due to topography, stoniness and shallow depth to bedrock.

The small acreage of glacial outwash in the southwest corner was designated as Classes 5 and 6 due to coarse texture, stoniness and topography.

Within the two Blocks leased by [REDACTED], the soil capability classes are as follows:

<u>Class</u>	<u>Color</u>	<u>Approximate Acreage</u>	<u>% of Total</u>
7R <sup>7</sup> -6T <sup>3</sup> T R	Pink	14.0	17.5
5T <sup>6</sup> -6T <sup>2</sup> -6R <sup>2</sup> P P T	Green	66.0	82.5
Total		80.0	100.0

### 3.0 Land Use

#### 3.01 Present Land Use

Most of the Lee Creek Bench is in forest which has been selectively logged in places. However, a fair amount of clearing has occurred in the two Block A's leased by [REDACTED].

#### 3.01 Potential Land Use

Only a minor acreage of glacial till soils are currently used for arable agriculture in the Shuswap Lakes area and the acreage used for grazing is not extensive due to the forest vegetation which occurs. However, when cleared, the Lee Creek Bench has potential for agriculture due to its south aspect, low elevation and Class 1a climate (as indicated on climate maps prepared by the Resource Analysis Branch). However, as indicated previously, most of the acreage has limitations for agriculture due to topography, stoniness and shallowness to bedrock.

### 3.03 Surrounding Land Use

North - forested.  
East - forested.  
South and southwest - rural and urban residential proposed  
and potential.  
- Scotch Creek Indian Reserve to the southeast.  
West - forested.

### 4.0 Observations and Summary

The Provincial Agricultural Land Commission has been asked to recommend the inclusion of the lands leased by [REDACTED] (described as Blocks A, NW $\frac{1}{4}$  and NE $\frac{1}{4}$  of Section 31) in the A.L.R.

As indicated in the file of correspondence received, this has been recommended by the Regional District and the Land Management Branch. Similarly, after the on-site inspection, the writer would also recommend the inclusion of [REDACTED]'s two leases in the A.L.R.

As for the rest of the Lee Creek Bench, the Land Commission should consider including most of the remainder of the N $\frac{1}{2}$  of Section 31 in the ALR (green acreage).

The higher bench (outlined as the Upper Bench - Rangeland?) has potential for grazing under the presently cleared power-line and probably will continue to have grazing potential as long as the brush clearing on the right-of-way is maintained. However, due to the terrain and the forest vegetation, this Upper Bench is located in a large acreage classified as 7T7-6T3. As the capability classes indicate, a limited amount of C<sup>P</sup> grazing potential is available which is associated with the forest vegetation that has developed (due to previous forest fires), aspect, shallowness to bedrock, etc.

- 5.0 Soil boundaries and their respective soil capability classes have been outlined on air photos BC-7741 - 84-86 (Scale 1:20,000) and plotted on a photocopy of a base map (Scale 1:10,000), which was originally received from the Provincial Agricultural Land Commission, and is enclosed. The subsequent acreage calculations outlined in Section 2.0 were obtained from this base map and should be considered as approximate acreages.

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In addition, air photos BC-5257 - 236-238 (Scale 1:30,000)  
and BC-5378 - 61 & 62 (Scale 1:40,000) were all used in the  
preparation of this on-site report.

- 6.0 The soil capability for agriculture ratings in this on-site  
report have been determined according to soil survey procedures  
as outlined by the Canadian System of Soil Classification and  
The Canada Land Inventory Soil Capability Classification for  
Agriculture.

Yours very truly,



A. B. Dawson, P.Ag.  
Soil Specialist  
Soils Branch

ABD:em

Enclosures



Upper Bench  
(Range-land?)

SEC. 6, TP 23, R. 11

SEE OTHER  
EXHIBIT "A"  
MAP

SEC. 5, TP 23, R. 11

leases

TOWNSHIP 23

TOWNSHIP 22

Bk A  
(38,240)

Bk A  
(37,720)

LS 16

rural residential potential

Balance of Lee Creek Bench

LS 9

rural residential potential  
SEC 31

SCOTCH CREEK INDIAN RESERVE

No. 4

urban-density residential

Rem SW 1/4  
B 5162  
proposed

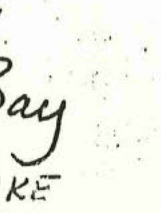
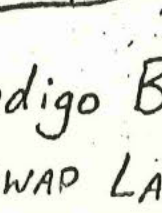
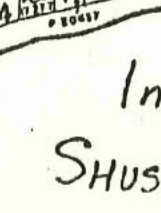
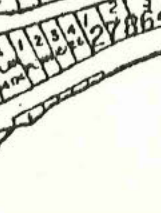
Rem SE 1/4  
urban-density residential potential

Pct A  
DDH 562  
(40.30)

B 5162

SEC 31

LEE CREEK

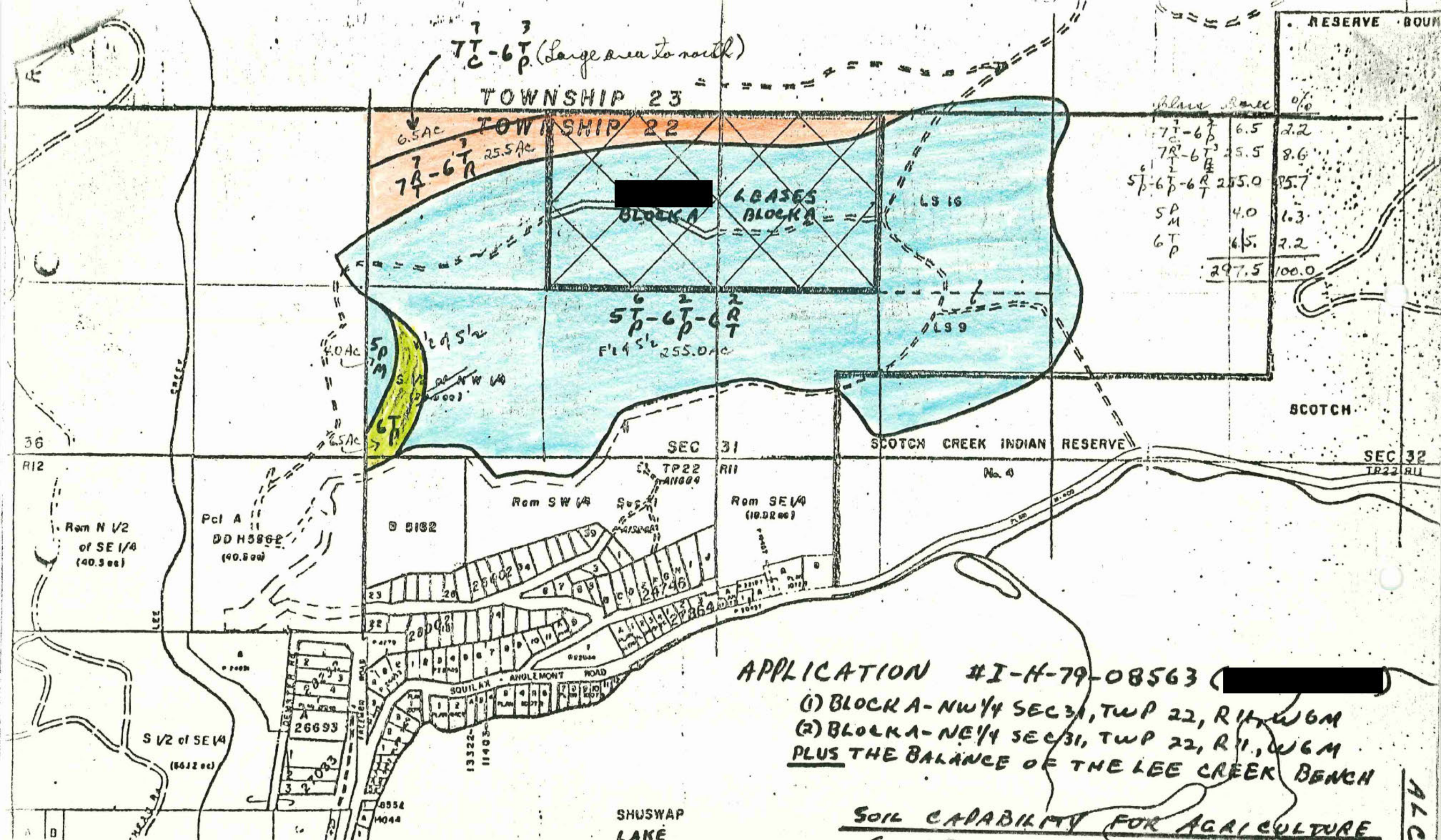


SQUILAX - ANGLEMONT ROAD

Indigo Bay  
SHUSWAP LAKE

EXHIBIT "A"





7T C-6T P (Large area to north)

TOWNSHIP 23  
TOWNSHIP 22

6.5 AC  
7T-6T R 25.5 AC

BLOCK A  
LEASES BLOCK A

5T-6T-6T  
Fl 4 S 1/2 255.0 AC

Balance Bench	Area	%
7T-6T	6.5	2.2
7T-6T R	25.5	8.6
5T-6T-6T	255.0	85.7
5P M	4.0	1.3
6T P	6.5	2.2
<b>Total</b>	<b>297.5</b>	<b>100.0</b>

SCOTCH

SCOTCH CREEK INDIAN RESERVE

SEC 31

SEC 32

Rem N 1/2 of SE 1/4 (40.3 ac)

Pct A DDH 5862 (40.5 ac)

Rem SW 1/4

Rem SE 1/4 (10.2 ac)

APPLICATION #I-H-79-08563 ( [REDACTED] )  
 (1) BLOCK A - NW 1/4 SEC 31, TWP 22, R11, W6M  
 (2) BLOCK A - NE 1/4 SEC 31, TWP 22, R11, W6M  
 PLUS THE BALANCE OF THE LEE CREEK BENCH

SOIL CAPABILITY FOR AGRICULTURE  
 SCALE: 1:10,000

SHUSWAP LAKE

ALC