



**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

November 1, 2005

Reply to the attention of Ron Wallace

David Oosthuizen  
4216 Shasheen Road  
Nelson, BC V1L 6X1

Dear Sir:

Re: **Application # F-36135-0**  
**Parcel A, District Lot 8217, Reference Plan 644471, Kootenay District**

The Provincial Agricultural Land Commission (the "Commission") has now concluded its review of your application to subdivide a 0.6 to 0.8 ha lot from the above noted property. The application was submitted pursuant to section 21(2) of the *Agricultural Land Commission Act* (the "ALCA").

The Commission writes to advise that it approved your application subject to:

- the subdivision being in substantial compliance with the attached plan.
- compliance 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. The Commission suggests you contact the Regional District of Central Kootenay at your earliest convenience.

The decision noted above is recorded as Resolution **#572/2005**.

Please send two (2) paper prints of the final survey plans to this office well in advance of commencing registration at the Land Titles Office. When the Commission confirms that the subdivision plan is acceptable and verifies that all conditions of approval have been met it will authorize the Registrar of Land Titles to accept the application for deposit of the plan. Please quote your application number in any future correspondence.

Yours truly,

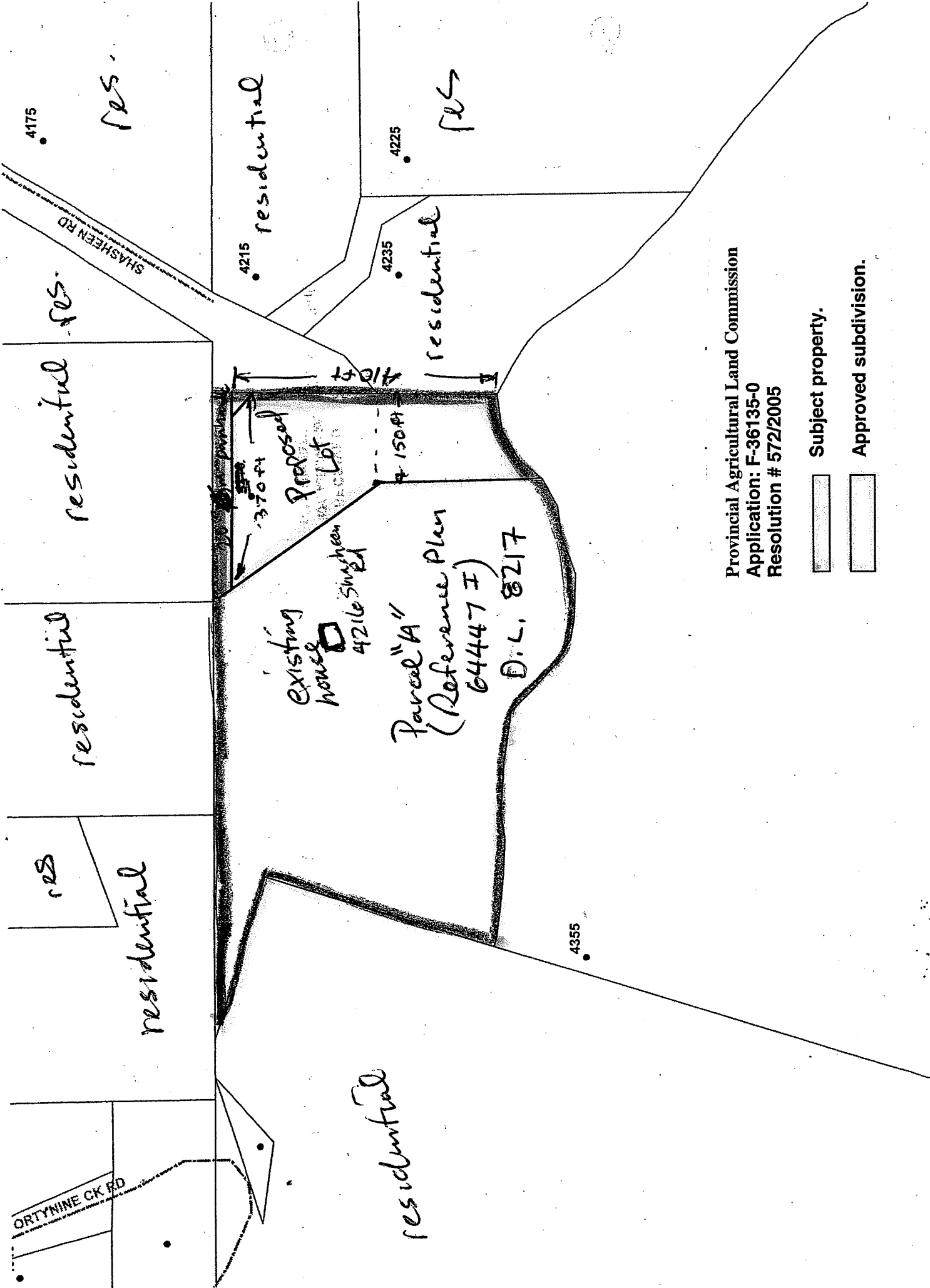
PROVINCIAL AGRICULTURAL LAND COMMISSION

Per:

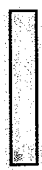
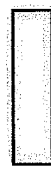
Erik Karlsen, Chair

cc: Regional District of Central Kootenay - #A0515E-09243-000  
Approving Officer, Ministry of Transportation, Nelson  
BC Assessment, Nelson

RW/lv/Encl./36135d1



Provincial Agricultural Land Commission  
 Application: F-36135-0  
 Resolution # 572/2005

-  Subject property.
-  Approved subdivision.





**Staff Report**  
**Application # F – 36135 – 0**  
**Applicant: David Oosthuizen**

**DATE PREPARED:** September 29, 2005

**TO:** Chair and Commissioners – Kootenay Panel

**FROM:** Simone Rivers, Regional Research Officer

**PROPOSAL:** To subdivide a 0.6-0.8 ha lot from the 4.5 ha parcel.

This application is made pursuant to section 21(2) of the *Agricultural Land Commission Act*.

**BACKGROUND INFORMATION:**

**Local Government:**

Regional District of Central Kootenay

**Legal Description of Property:**

PID: 016-434-005

Parcel A, District Lot 8217, Reference Plan 644471, Kootenay District

**Purchase Date:**

June 2004

**Location of Property:**

4216 Sacheen Road, Nelson

**Size of Property:**

4.5 ha (The entire property is in the ALR).

**Present use of the Property:**

Residential

**Surrounding Land Uses:**

**WEST:** Residential (non-ALR)

**SOUTH:** Residential (hobby farm) (ALR)

**EAST:** Residential (ALR)

**NORTH:** Residential (ALR)

**Agricultural Capability:**

Data Source: Agricultural Capability Map # 82F/6

The majority of the property is identified as having mixed prime and secondary ratings.

**RELEVANT APPLICATIONS:**

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**Application #31626-0**

**Applicant:** Provincial Agricultural Land Commission

**Decision Date:** November 17, 1997

**Proposal:** To exclude approximately 400 ha from the ALR in the Blewett area because of poor agricultural capability.

**Decision:** The Commission tabled the proposal until the Regional District declared its intentions as to how it would determine an appropriate ALR boundary in the Blewett area.

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**Application #31626-1**

**Applicant:** Provincial Agricultural Land Commission

**Decision Date:** January 27, 2000

**Proposal:** The Agricultural Advisory Commission (AAC) of Electoral Area E has recommended that only 4.8 ha be excluded from the ALR in Blewett.

**Decision:** The Commission accepted the AACs alternative block exclusion as proposed, but left inclusion component up to the Regional District of Central Kootenay. Commission will defer decisions on any further applications until a plan is completed.

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**Application #35161-0**

**Applicant:** Oosthuizen, David

**Decision Date:** March 17, 2004

**Proposal:** To have the subject property removed from the ALR as the land is too steep to farm. Approximately half of the property, or 3 ha, is within the ALR.

**Decision:** Allowed.

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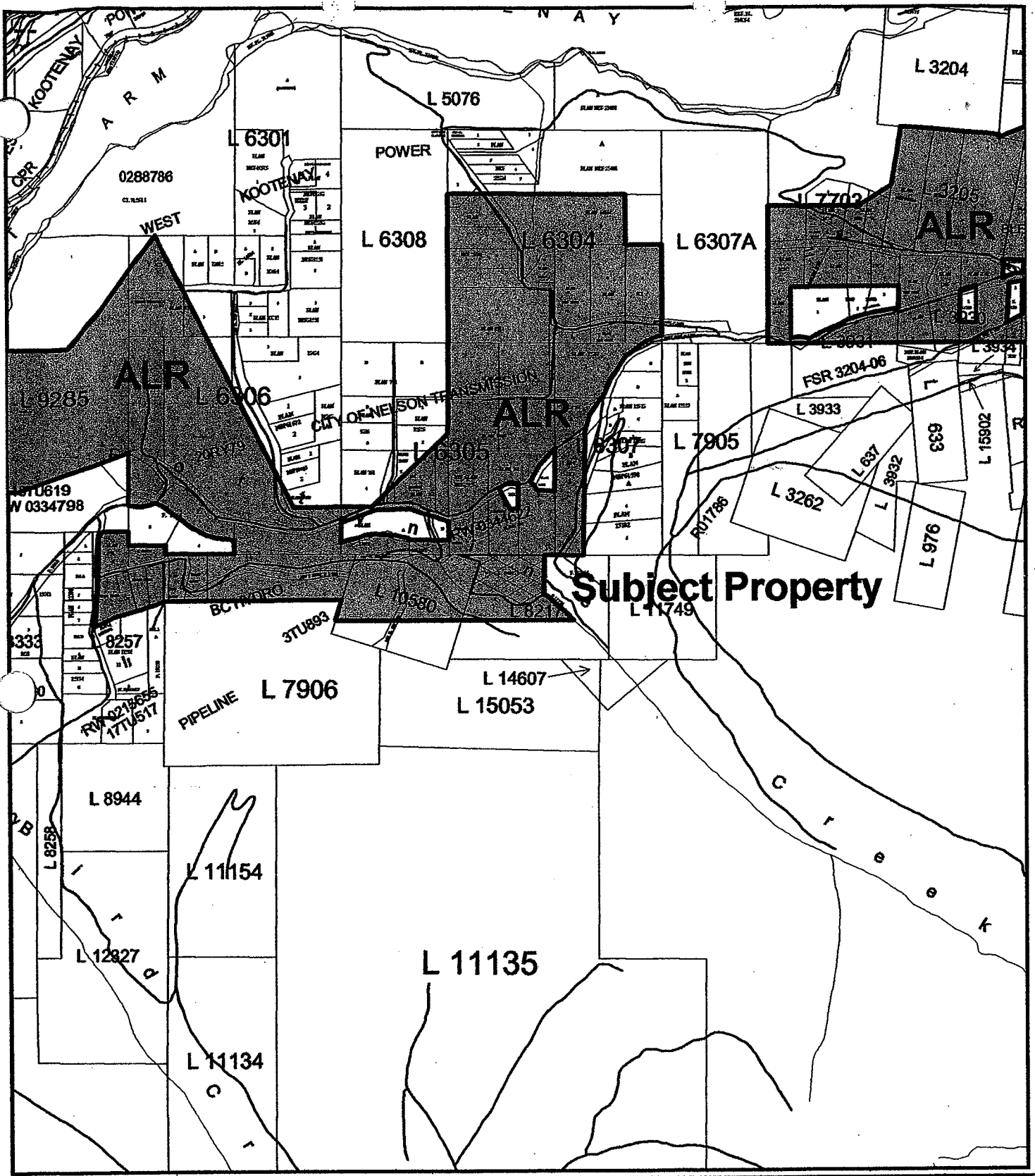
**END OF REPORT**

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**Signature**

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**Date**



**Subject Property**

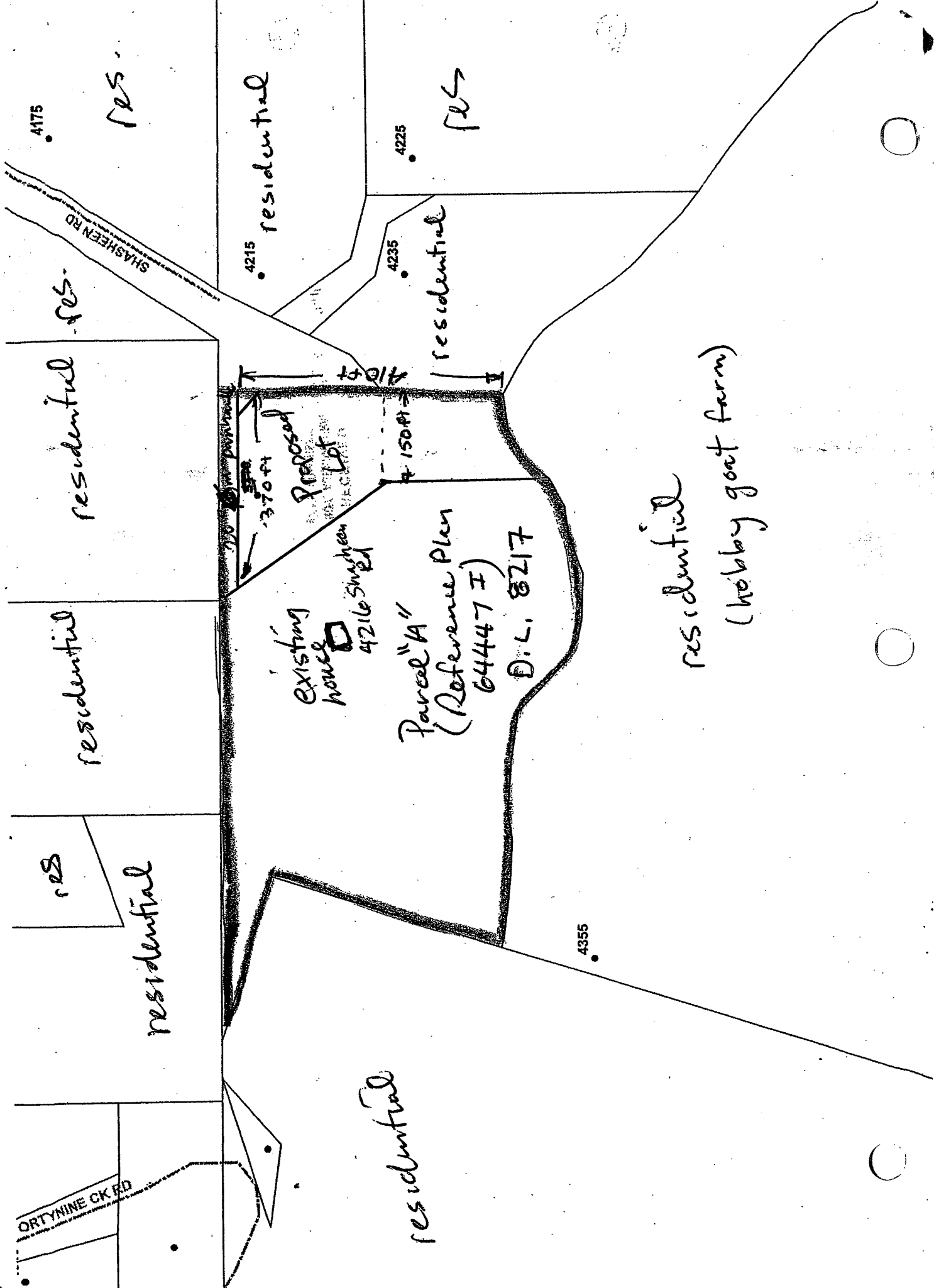


**ALC CONTEXT MAP**  
**Application # 36135**

**Map Scale: 1: 20000**

**ALC File #: 21-05-36135**  
**BCGS Map Sheet #: 82F.043**  
**Regional District: Central Kootenay**

ggs\_warehouselepisfstp0136135\_20Keps



4175

res.

residential

4225

res

SHASHEEN RD

4215

4235

residential

res.

residential

110 ft

150 ft

Proposed Lot

370 ft

Existing house

4216 Shasheen

Parcel "A"  
(Reference Plan  
64447 F)

D.L. 8217

residential

res

residential

4355

residential

residential  
(hobby goat farm)

ORTYNE CK RD