



Agricultural Land Commission
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June 16, 2006

Please reply to the attention of Roger Cheetham

Howard and Gail Conrad
RR1 - Site 6, Comp 4 - 12306 Wallace Road
Boswell, BC V0B 1A0

Dear Sir/Madam:

RE: Application #F-36557
PID: 013-713-001
Lot B, District Lot 6983, Kootenay District, Plan 18355

The Provincial Agricultural Land Commission (the "Commission") has now concluded its review of your application to retain an existing double wide mobile home on the 3.2 ha property for someone other than a family member. The application was submitted pursuant to section 20(3) of the *Agricultural Land Commission Act* (the "ALCA").

The Commission writes to advise that it approved your application having regard to the limited agricultural potential of the property, subject to 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 Central Kootenay Regional District at your earliest convenience.

The decision noted above is recorded as Resolution # **275/2006**.

Please quote your application number in any future correspondence.

Yours truly,

PROVINCIAL AGRICULTURAL LAND COMMISSION

Per:

Erik Karsen, Chair

pc: Regional District of Central Kootenay (#A0605A-05698-200)

RC/lv
36557d1.

MINUTES OF THE PROVINCIAL AGRICULTURAL LAND COMMISSION

Minutes of a meeting held by the Provincial Agricultural Land Commission (the "Commission") on 30th May 2006 in Cranbrook, B.C.

PRESENT: Monika Marshall Chair
 Carmen Purdy Commissioner

STAFF: Roger Cheetham, Planning Officer

For Consideration

Roger Cheetham presented the staff report of Ron Wallace dated 17th May 2006 regarding application #F- 36557.

Commission Discussion: In the light of the site inspection of the Boswell area in June 2003 whereat the Commission concluded that the area has little agricultural potential the Commission concurred with the comments in the staff report.

IT WAS
MOVED BY: Commissioner M. Marshall
SECONDED BY: Commissioner C. Purdy

THAT the staff report be received and the application be approved as recommended.

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

CARRIED



Staff Report
Application # F – 36557
Applicant: Howard and Gail Conrad

DATE PREPARED: May 17, 2005

TO: Chair and Commissioners – Kootenay Panel

FROM: Ron Wallace, Regional Research Officer

PROPOSAL: To retain an existing double wide mobile home on the 3.2 ha property for someone other than a family member. The trailer had originally been occupied by the applicant's now deceased mother.

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

BACKGROUND INFORMATION:

The Commission has indicated in previous correspondence that it does not support retaining land in the Boswell area in the ALR because of small parcel sizes, limited agricultural capability and isolation from agricultural infrastructure and markets.

Local Government:

Regional District of Central Kootenay

Legal Description of Property:

PID: 013-713-001
Lot B, District Lot 6983, Kootenay District, Plan 18355

Purchase Date:

August 1989

Location of Property:

South of Boswell on the east shore of Kootenay Lake

Size of Property:

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

Present use of the Property:

Hobby farm with two residences and outbuildings

BACKGROUND INFORMATION (continued):

Surrounding Land Uses:

WEST: Road, lakeshore and Kootenay Lake
SOUTH: Partially cleared 14 ha lot, in hoggy farm use
EAST: Forested 4.5 ha lot - partly in the ALR
NORTH: 8 ha property (of which 4 ha is in the ALR) hobby farm use

Agricultural Capability:

Data Source: Agricultural Capability Map # 82F/7
The majority of the property is identified as having prime dominant ratings.

Official Community Plan and Designation:

No OCP or zoning exists in this area.

LOCAL GOVERNMENT COMMENTS:

Forwarded without comment by the Regional District of Central Kootenay Board.

STAFF COMMENTS:

Allow as requested on the grounds the Commission has indicated it does not wish to continue the ALR program in the Boswell area.

END OF REPORT



Signature

19 May 2006

Date