



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

July 17, 2006

Reply to the attention of Ron Wallace

Anne and Garnet Crawford/Judy and George
Pambrun/Ross Pambrun
1335 Southview Drive
Cranbrook, BC V1C 6R1

Dear Sirs/Mesdames:

Re: **Application # L-36618**
Lot A, District Lot 7929 and 10361, Kootenay District, Plan NEP20764

The Provincial Agricultural Land Commission (the "Commission") has now concluded its review of your application to subdivide the above noted property into one 4 ha parcel and one 7.6 ha parcel. 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 East Kootenay at your earliest convenience.

The decision noted above is recorded as Resolution #356/2006.

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

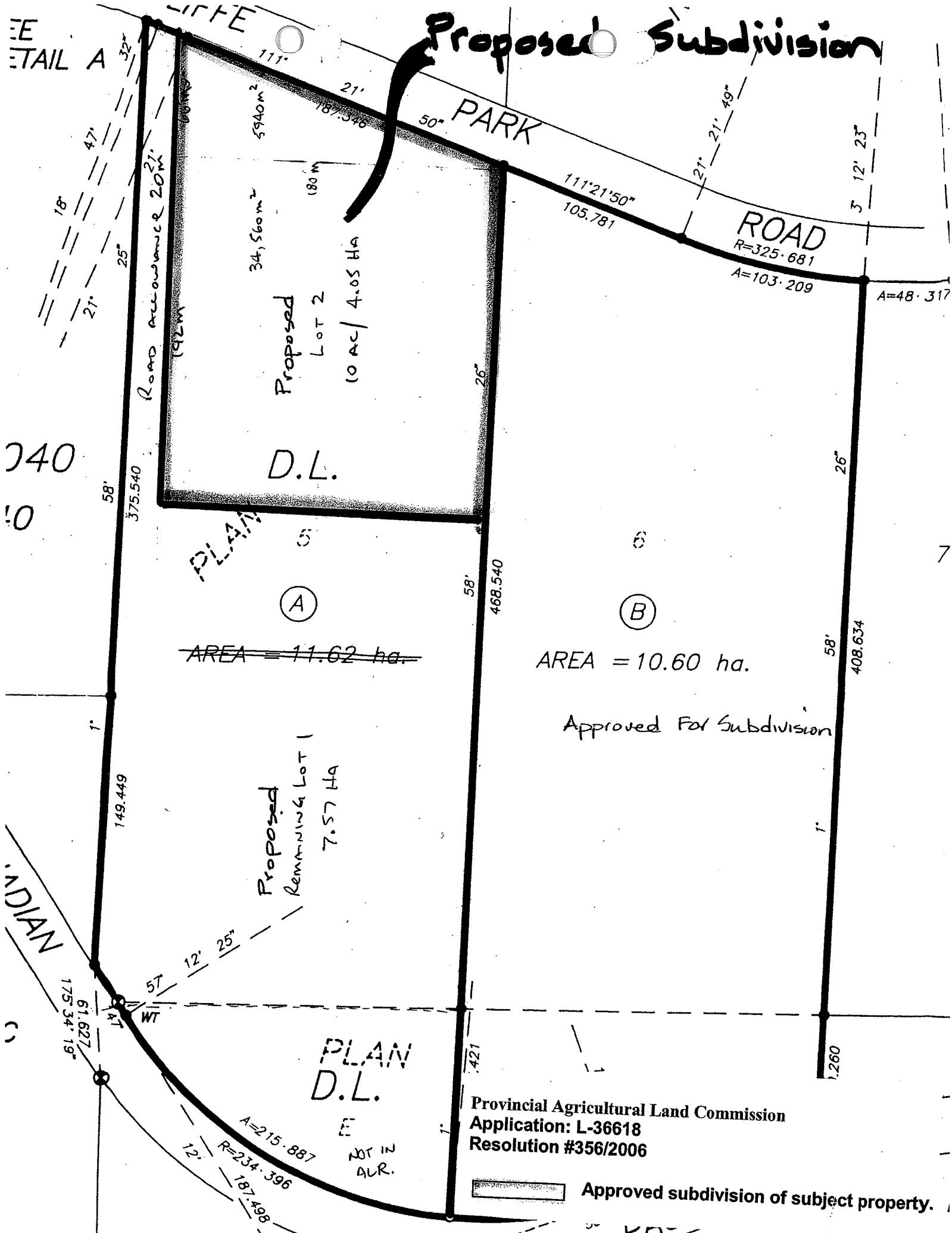
Per:

Erik Karlsen, Chair

cc: Regional District of East Kootenay (#P706 306)

RW/lv/Encl.
36618d1

Proposed Subdivision



E
TAIL A

340
50

INDIAN

C

Road allowance 20m

WIFE

Proposed Lot 2
10 AC / 4.05 Ha

D.L.

PLAN

(A)

AREA = 11.62 ha.

Proposed Remaining Lot 1
7.57 Ha

PLAN
D.L.

NOT IN
A.L.R.

PARK

ROAD
R=325.681
A=103.209

(B)

AREA = 10.60 ha.

Approved For Subdivision

Provincial Agricultural Land Commission
Application: L-36618
Resolution #356/2006

Approved subdivision of subject property.

MINUTES OF THE PROVINCIAL AGRICULTURAL LAND COMMISSION

Minutes of a meeting held by the Provincial Agricultural Land Commission (the "Commission") on June 27, 2006 in Cranbrook, B.C.

PRESENT: Monika Marshall Chair
 Carmen Purdy Commissioner

STAFF: Ron Wallace, Land Use Planner

For Consideration

Ron Wallace presented the staff report dated April 19, 2006 regarding application #L-36618, Anne and Garnet Crawford. The application is to subdivide the 11.6 ha parcel into one 4 ha parcel and one 7.6 ha parcel.

Site Inspection

A site inspection was conducted on June 27, 2006. Those in attendance were:

- Commissioners Marshall & Purdy
- Agricultural Land Commission Staff: Ron Wallace, Land Use Planner
- Applicant Anne Crawford and daughter

The site inspection lasted from 3:15 p.m. to 3:45 p.m.

Commission Discussion

The Commission allowed the proposed subdivision due to the limited agricultural capability of the property and minimal availability of water for irrigation.

IT WAS

MOVED BY: Commissioner M. Marshall

SECONDED BY: Commissioner C. Purdy

THAT the staff report be received and the application to subdivide the property into one 4 ha parcel and one 7.6 ha parcel be approved.

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

CARRIED



Staff Report
Application # L – 36618 – 0
Applicant: Anne and Garnet Crawford/ Judy and George
Pambrun and Ross Pambrun
Agent: Anne and Garnet Crawford

DATE RECEIVED: April 19, 2006

DATE PREPARED: May 17, 2006

TO: Chair and Commissioners – Kootenay Panel

FROM: Simone Rivers, Regional Research Officer

PROPOSAL: To subdivide the 11.6 ha parcel into one 4 ha parcel and one 7.6 ha parcel

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

BACKGROUND INFORMATION:

The Commission allowed subdivision of the adjacent property in August 2005 (Resolution # 425/2005). In their decision the Commission noted "*that several subdivision applications have been approved in this area and therefore the subdivision of this property would have no impact on its agricultural potential*".

Local Government:

Regional District of East Kootenay

Legal Description of Property:

PID: 018-427-499
Lot A, District Lot 7929 and 10361, Kootenay District, Plan NEP20764

Purchase Date (m/d/y):

January 2006

Location of Property:

1335 Southview Drive, Cranbrook

Size of Property:

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

Present use of the Property:

Vacant

Surrounding Land Uses:

WEST: Residential
SOUTH: Canadian Pacific Railway
EAST: Vacant land
NORTH: Wycliffe Park Road

Agricultural Capability:

Data Source: Agricultural Capability Map # 82G/12
The majority of the property is identified as having Secondary ratings.

Official Community Plan and Designation:

Cranbrook Official Settlement Plan Designation of CR-4 - Community Residential Four

Zoning Bylaw and Designation:

Cranbrook Rural Zoning Bylaw Designation of RR-4, Rural Residential (Hobby Farm) Zone.
Minimum Parcel Size 4 ha.

RELEVANT APPLICATIONS:

Application #36027-0

Applicant: Farish, Blair
Decision Date: August 10, 2005
Proposal: To subdivide the 10.6 ha property into two 5.3 ha parcels
Decision: The Commission in noting that several subdivision applications have been approved in this area considered that the subdivision of this property would have no impact on its agricultural potential

LOCAL GOVERNMENT RECOMMENDATIONS/COMMENTS:

Regional District of East Kootenay Board: The Board forwarded the application with a resolution of support.

Advisory Planning Commission: The APC for Area C supports the application and recommends approval. They stated that the land to the east has already received approval for subdivision and it is considered that this application is almost a parallel of that case.

Agricultural Advisory Commission: The Commission recommends the application be approved as presented.

END OF REPORT



Signature

19 May 2006

Date