



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 10, 2006

Reply to the attention of Gordon Bednard
ALC File: F-36803

Tim Beagle
13483 - 108th Avenue
Surrey, BC V3T 2K2

Dear Sir:

Re: Application to Subdivide land in the Agricultural Land Reserve

Please find attached the Minutes of Resolution # 549/2006 outlining the Commission's decision as it relates to the above noted application.

Yours truly,

PROVINCIAL AGRICULTURAL LAND COMMISSION

Per:

Erik Karlsen, Chair

cc: Regional District of Central Kootenay (#4035-20-A0619Hn-0234)
Ray Johnson, 1415 Jeffs Avenue, Nelson, BC

GB/lv/Encl: Minutes
36803d1

Discussion

Assessment of Agricultural Capability

In assessing agricultural capability, the Commission refers in part to agricultural capability mapping and ratings. The ratings are interpreted using the Canada Land Inventory (CLI), 'Soil Capability Classification for Agriculture' system, or the BC Land Inventory (BCLI), 'Land Capability Classification for Agriculture in B.C.' system. The subject property has an agricultural capability rating of class 3(x) improved which indicates prime capability with some minor limitations.

Assessment of Agricultural Suitability

The Commission next assessed whether the external factors such as encroaching non-farm development have caused or will cause the land to become unsuitable for agriculture. Following its onsite inspection and a tour of the surrounding area, the Commission does not believe there are external factors that render the land unsuitable for agricultural use.

Assessment of Impact on Agriculture

The Commission also assessed the impact of the proposal against the long term goal of preserving agricultural land. The Commission believes the proposal would impact existing or potential agricultural use of the subject and surrounding lands by the creation of an additional residential lot which decreases the area available for farming.

Conclusions

1. That the land under application has agricultural capability (class 3) and is appropriately designated as ALR.
2. That the proposal will impact agriculture by the creation of an additional residential-size parcel in an area where the present subject parcel is consistent in size with surrounding lots.

IT WAS

MOVED BY: Commissioner Monika Marshall
SECONDED BY: Commissioner Carmen Purdy

THAT the application be refused.

CARRIED

Resolution # 549/2006



**Staff Report
Application # F – 36803
Applicant: Tim Beagle
Agent: Ray Johnson**

DATE RECEIVED: July 11, 2006

DATE PREPARED: September 4, 2006

TO: Chair and Commissioners – Kootenay Panel

FROM: Simone Rivers, Land Use Planner

PROPOSAL: To subdivide the 3.1 ha parcel into a 0.7 ha lot and 2.4 ha lot

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: 008-910-111

Lot 9, District Lot 7634, Kootenay District, Plan 1028, EXCEPT part included in Plan 9846

Purchase Date:

July 1997

Location of Property:

Hills, north end of Slocan Lake

Size of Property:

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

Present use of the Property:

Manufactured home on residential portion rest of parcel treed

Surrounding Land Uses:

WEST: crown timberlands and gravel pit
SOUTH: rural residential
EAST: rural residential
NORTH: rural residential

Agricultural Capability:

Data Source: Agricultural Capability Map # 82K/3
The majority of the property is identified as having Mixed Prime and Secondary ratings.

RELEVANT APPLICATIONS:

Application #10172-0

Applicant: Magnuson, Ronald
Decision Date: June 18, 1980
Proposal: To subdivide the property along Highway # 6 into a 2 ha parcel and a 1.4 ha parcel
Decision: Allowed.

Application #03642-0

Applicant: Nicholson, M.R.
Decision Date: March 9, 1977
Proposal: To subdivide the 3.2 ha property into two lots as divided by the highway
Decision: Refused as proposed.

Application #03642-1

Applicant: Nicholson, M.R.
Decision Date: June 30, 1977
Proposal: To subdivide the 3.2 ha property as divided by the highway and consolidate the east portion of Lot 8 with the eastern portion of Lot 9. The western portion of Lot 8 would be purchased by the present owners of Lots 9 and 10.
Decision: Allowed subject to consolidation.

Application #03642-2

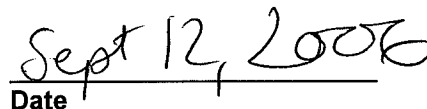
Applicant: Nicholson, M.R.
Decision Date: October 18, 1978
Proposal: To subdivide the 3.2 ha property along the highway without the consolidation requirement.
Decision: Allowed the subdivision of that portion of Lot 8 lying east of the highway as a separate legal parcel on the condition that the portion of Lot 8 lying west of the highway is consolidated with an adjacent property.

ATTACHMENTS:

- Map - ALR Context Map BCGS 82K.003 - 1:20,000 (Created by ALC Staff)
- Map of proposed subdivision (submitted by the applicant)
- Air Photo: 1:7,000 (Created using iMap by ALC Staff)

END OF REPORT


Signature


Date

