



Agricultural Land Commission
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Burnaby, British Columbia V5G 4K6
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www.alc.gov.bc.ca

January 12, 2007

Reply to the attention of Gordon Bednard
ALC File: L-29878-1

Calstar Building Corp. Ltd. #20331855
P.O. Box 5909, Station A
Calgary, AB T2H 1Y4

Dear Sir/Madam:

Re: Application to Subdivide land in the Agricultural Land Reserve

Please find attached the Minutes of Resolution # 642/2006 outlining the Commission's decision as it relates to your request dated November 10, 2005 to reconsider the above noted application

Please send two (2) paper prints of the final survey plans to this office. When the Commission confirms that all conditions have been met, it will authorize the Registrar of Land Titles to accept registration of the plan.

Yours truly,

PROVINCIAL AGRICULTURAL LAND COMMISSION

Per:

A handwritten signature in black ink, appearing to read 'Erik Karlsen', written over a white background.

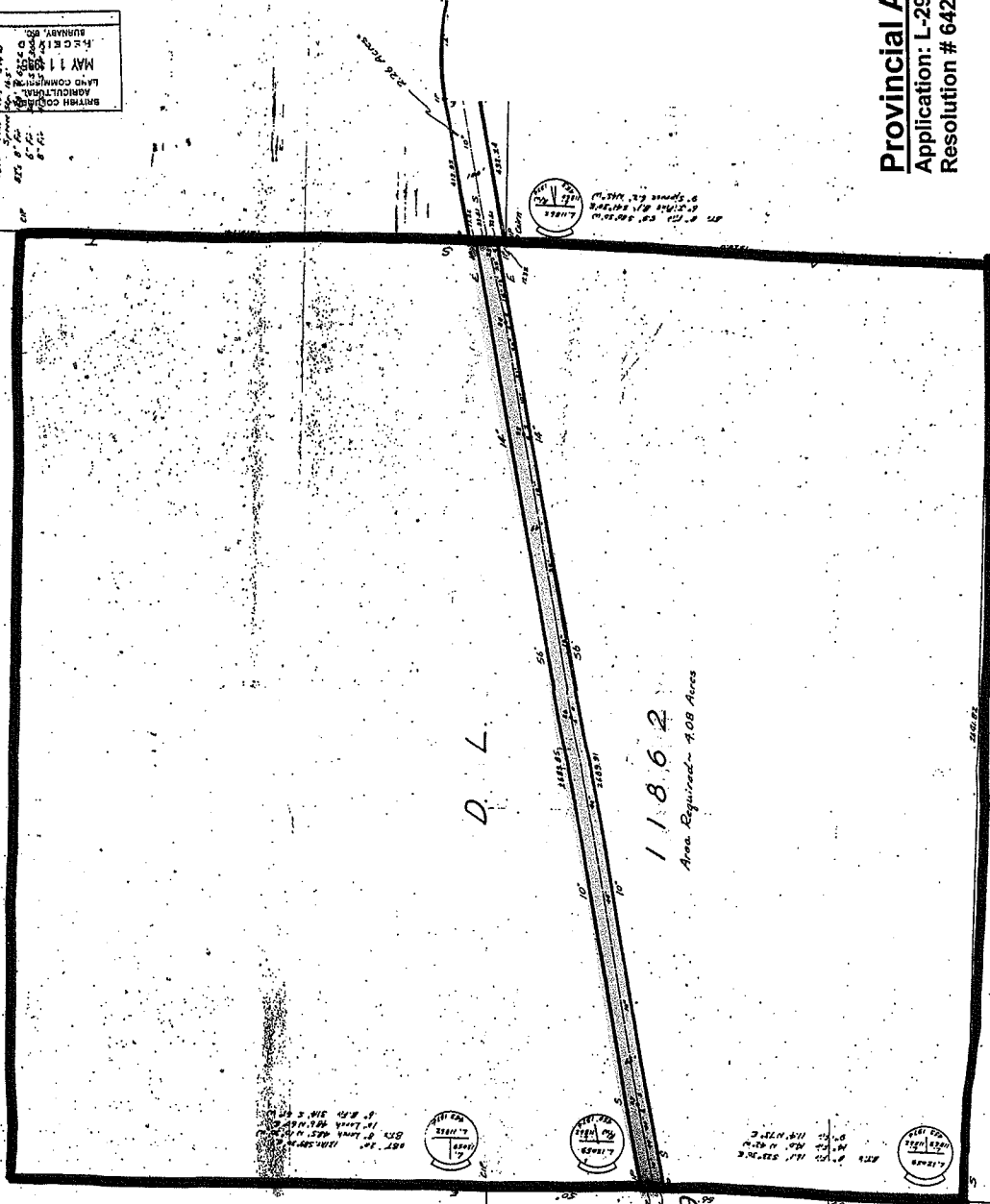
Erik Karlsen, Chair

cc: Regional District of East Kootenay (#P795-512)
Steve Vanderleest 232 Parkvista Crescent, S.E. Calgary, AB V3S 0J6
C&F Land Resource Consultants, 4383 Happy Valley Road, Victoria V9C 3Z3

GB/lv/Encl.: Minutes/Sketch Plan
29878d2

PARCEL LOCATION DETAILS

BRITISH COLUMBIA
AGRICULTURAL
LAND COMMISSION
MAY 11 2006
SECRET
SUMMARY, BC



Provincial Agricultural Land Commission

Application: L-29878-1
Resolution # 642/2006

Subject property.

Approved subdivision boundary. Lots remain within the ALR.

D. L.

11862

Area Required - 4.08 Acres

D. L.

11863

D. L.

2059



MINUTES OF THE PROVINCIAL AGRICULTURAL LAND COMMISSION

A meeting was held by the Provincial Agricultural Land Commission on November 15, 2006 at Vancouver, B.C.

PRESENT:	Monika Marshall	Chair, Kootenay Panel
	Carmen Purdy	Commissioner
	Erik Karlsen	Chair, ALC
	Gordon Bednard	Staff, ALC

For Consideration

Application: # L- 29878-1
Applicant: Calstar Building Corp. Ltd. #20331855
Proposal: Request for reconsideration based on a report from an agrologist regarding the agricultural capability of the property.
Legal: PID: 010-799-851
DL 11862, Kootenay District
Location: Windermere area

Site Inspection

A site inspection was conducted on October 19, 2006. Those in attendance were:

Monika Marshall	Chair, Kootenay Panel
Carmen Purdy	Commissioner
Erik Karlsen	Chair, ALC
Gordon Bednard	Staff, ALC
Stan Combs	Staff, Ministry of Agriculture
Brian French	Agent

The Commission walked the eastern portion of the property and discussed the application with Mr. French.

Context

The proposal was weighed against the purposes of the Commission as stipulated in section 6 of the *Agricultural Land Commission Act* (the "Act"). They are:

1. to preserve agricultural land
2. to encourage farming on agricultural land in collaboration with other communities of interest, and
3. to encourage local governments, first nations, the government and its agents to enable and accommodate farm use of agricultural land and uses compatible with agriculture in their plans, bylaws and policies.

Discussion

Assessment of Impact on Agriculture

The Commission assessed the impact of the proposal against the long term goal of preserving agricultural land. In the case of this application, the Commission noted that while the land could be used for extensive agriculture (i.e. grazing) the previous approval of the existing resort development and the fact that there are few private properties in the area available for agriculture, led the Commission to believe that the proposal would not impact existing or potential agricultural use of surrounding lands.

IT WAS

MOVED BY: Commissioner Monika Marshall

SECONDED BY: Commissioner Carmen Purdy

THAT the application be approved as presented for the above reasons.

AND THAT the approval is subject to the following conditions:

- the subdivision be in substantial compliance with the plan submitted with the application
- AND THAT the approval is granted to the applicant only and must be acted upon within three (3) years from the date of this decision.

This decision does not relieve the owner or occupier of the responsibility to comply 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.

CARRIED

Resolution # 642/2006