



**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

August 3, 2007

Reply to the attention of Terra Kaethler  
ALC File: # F - 37138

Bryan and Carol McGowan  
RR1 - Site 14 - Comp 5  
Crescent Valley, BC V0G 1H0

Dear Sir/Madam:

Re: Application to Exclude land from the Agricultural Land Reserve

Please find attached the Minutes of Resolution # 374/2007 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 (#A0632Hs-01691-110)

Enclosure: Minutes

TK/lv/37138d1.doc



## **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 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 back portion of the property is identified as improvable to 80% Class 6TM and 20% Class 3TM. The front portion of the property is identified as improvable to 80% Class 3M and 20% Class 6TM.

Class 3 – Land in this class has limitations that require moderately intensive management practices or moderately restrict the range of crops, or both.

Class 6 – Land in this class is non-arable but is capable of producing native and or uncultivated perennial forage crops.

#### Subclasses

M soil moisture deficiency

T topography

The Commission recognized that the back portion of the property is limited in agricultural capability due to the steep topography. However, the Commission considered that the majority of the front portion of the property is rated as Class 3 and would have significant capability for agriculture, under proper management practices.

### **Assessment of Agricultural Suitability**

The Commission assessed whether external factors such as encroaching non-farm development have caused or will cause the land to become unsuitable for agriculture. 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. Exclusion in this area may result in similar applications for further exclusions of other agricultural lands adjacent to the subject property and may contribute to the fragmentation of agricultural land in the valley.

Therefore, the Commission believes the proposal would negatively impact existing and potential agricultural use of the subject property and surrounding lands and as such is not prepared to allow exclusion of the property.

The intent of the Act is to preserve and protect agricultural lands and farm communities in the long-term and the Commission felt that subdivision of the subject property as proposed was not in keeping with that mandate.

### **Conclusions**

1. That a portion of the property under application has agricultural capability and is appropriately designated as ALR.
2. That the land under application is suitable for agricultural use.
3. That the proposal will impact agriculture.
4. That the proposal is inconsistent with the objective of the *Agricultural Land Commission Act* to preserve agricultural land.

### **IT WAS**

**MOVED BY:** Commissioner Purdy  
**SECONDED BY:** Commissioner Marshall

THAT the application be refused.

### **CARRIED**

**Resolution # 374/2007**