



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

May 14, 2008

Reply to the attention of Jennifer Carson
ALC File: L-37730

Steve & Noreen Hideg
2000 Highway 3 & 95
Cranbrook, BC V1C6X9

Dear Mr. and Mrs. Hideg:

Re: Application to Subdivide land in the Agricultural Land Reserve

Please find attached the Minutes of Resolution # 230/2008 outlining the Commission's decision as it relates to the above noted application.

Yours truly,

PROVINCIAL AGRICULTURAL LAND COMMISSION

Per:

A handwritten signature in black ink, appearing to read 'Erik Karlsen', is written over the printed name below.

Erik Karlsen, Chair

cc: Regional District of East Kootenay (P707-331)

Enclosure: Minutes

JC/37730d1

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 improved ratings for the agricultural capability of the soil of the subject property are:

- Class 2 – Land in this class has minor limitations that require good ongoing management practices or slightly restrict the range of crops, or both.
- Class 3 – Land in this class has limitations that require moderately intensive management practices or moderately restrict the range of crops, or both.
- Class 5 – Land in this class has limitations that restrict its capability to producing perennial forage crops or other specially adapted crops.
- Class 7 – Land in this class has no capability for arable or sustained natural grazing

Subclasses

P	stoniness	T	topography
X	cumulative and minor adverse	I	inundation (flooding by streams, etc.)
W	excess water		

While onsite the Commission noted that while the whole property may not have high agricultural capability, the property does have some agricultural capability as is demonstrated by the farming activity occurring to the west of the property.

Assessment of Agricultural Suitability

The Commission assessed whether the 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. The Commission believes that the property is more valuable to agriculture as a larger unit rather than several smaller units. The Commission believes the proposal would impact existing or potential agricultural use of surrounding lands.

Assessment of Other Factors

When reading the local government report, the Commissioners and Commission staff had difficulty discerning the actual minimum parcel size for the subject property. Clarification was sought and received from local government. There was a general consensus that the Commission ought to discuss the application in terms of compliance with zoning that it has endorsed.

Conclusions

1. That the land 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 Marshall

SECONDED BY: Commissioner Griffin

THAT the application be refused.

CARRIED

Resolution # 230/2008