



Agricultural Land Commission
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May 15, 2008

Reply to the attention of Jennifer Carson
ALC File: L-37918

Maurice Smith & Ardith LaFaver
3680 Sweet Road
Elko, BC V0B1J0

Dear Mr. Smith and Ms. LaFaver:

Re: Application for Non-Farm Use in the Agricultural Land Reserve

Please find attached the Minutes of Resolution # 245/2008 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 East Kootenay (P707-228)

Enclosure: Minutes

JC/37918d1



A meeting was held by the Provincial Agricultural Land Commission on May 7, 2008 in Cranbrook, B.C.

PRESENT: Monika Marshall Chair, Kootenay Panel
 Carmen Purdy Commissioner
 D. Grant Griffin Commissioner
 Jennifer Carson Staff

For Consideration

Application: # L- 37918
Applicant: Maurice Smith & Ardith LeFaver
Proposal: Non-farm use on the 5.6 ha subject property to create a rustic 50 unit
 campground utilizing approximately 2.2 ha at the rear of the two lots.
Legal: 1. PID: 011-138-955
 Lot 2, Block 13, District Lot 132, Kootenay District, Plan 1181
 2. PID: 011-138-998
 Lot 3, Block 13, District Lot 132, Kootenay District, Plan 1181
Location: 3680 Sweet Road, Baynes Lake

Site Inspection

A site inspection was conducted on May 7, 2008. Those in attendance were:

- Monika Marshall Chair, Kootenay Panel
- Carmen Purdy Commissioner
- D. Grant Griffin Commissioner
- Jennifer Carson Staff
- Ardith LaFaver Applicant
- Maurice Smith Applicant

The Commission met with Mr. Smith and Ms. LaFaver to discuss the application and view the property. Mr. Smith pointed out the property boundaries and explained that the machine work that he had done on the property was to create an access to the lower field proposed for the campground as well as to be able to see the type of soil underneath which he explained ranged from clay to sand. The Commission noted that this field is relatively flat. The applicants indicated that they have two good wells on the property. When discussing the proposed campground, the applicants explained that they would not allow quads on the campground and thus there would be minimal impact on the adjacent Crown lands.

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

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 adversely 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 # 245/2008