



Agricultural Land Commission
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June 27, 2008

Reply to the attention of Jennifer Carson
ALC File: Q-38037

Ralph Palmer
1515 Sidley McKinney Road
Bridestville, BC V0H1B0

Dear Mr. Palmer:

Re: Application to Subdivide land in the Agricultural Land Reserve

Please find attached the Minutes of Resolution # 308/2008 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 Kootenay-Boundary (E1809s-04928-000)

Enclosure: Minutes

JC/38037d1



MINUTES OF THE PROVINCIAL AGRICULTURAL LAND COMMISSION

A meeting was held by the Provincial Agricultural Land Commission on June 2, 2008 in Grand Forks, B.C.

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

For Consideration

Application: # Q- 38037
Applicant: Ralph Palmer
Proposal: To subdivide the 46.2 ha subject property which is split by the Sidley McKinney Road to create one (1) lot of about 5.7 ha and one (1) remainder of 40.5 ha.
Legal: PID: 015-050-238
District Lot 1809s, Similkameen Division Yale District
Location: 1515 Sidley McKinney Road, West of Bridesville

Site Inspection

A site inspection was conducted on June 2, 2008. Those in attendance were:

- Monika Marshall Chair, Kootenay Panel
- Carmen Purdy Commissioner
- D. Grant Griffin Commissioner
- Jennifer Carson Staff
- Ralph Palmer Applicant

The Commission met with the applicant at the subject property to discuss the application. Mr. Palmer explained that the property had been logged fifteen years ago and that they moved to the property in 2005. Mr. Palmer explained that the application was being proposed as the property was too large for them to take care of, Mr Palmer advised that the property has springs and a well for domestic use.

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 agricultural capability of the soil of the subject property is

Class 4 – Land in this class has limitations that require special management practices or severely 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 6 – Land in this class is non-arable but is capable of producing native and or uncultivated perennial forage crops.

Subclasses

P stoniness

T topography

The Commission noted that the property is hilly; however, the soil conditions were good for the area.

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 Commissioners were concerned that the proposed subdivision would limit the range of farming activities that could be practiced on the property in the future. Another concern was that if this subdivision were permitted it would heighten the expectations of other property owners in the area to be able to do the same. The Commission believes the proposal would impact existing or potential agricultural use of surrounding lands.

Assessment of Other Factors

The Commission also noted that the road would not be a barrier to farming the property as a unit.

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 Purdy

SECONDED BY: Commissioner Griffin

THAT the application be refused.

CARRIED

Resolution # 308/2008