



**Agricultural Land Commission**  
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June 27, 2008

Reply to the attention of Jennifer Carson  
ALC File: Q-38143

Brook and Duran McDonald  
Box 33  
Westbridge, BC V0H2B0

Dear Brook & Duran McDonald:

**Re: Application to Subdivide land in the Agricultural Land Reserve**

Please find attached the Minutes of Resolution # 310/2008 outlining the Commission's

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:

  
Erik Karlsen, Chair

cc: Regional District of Kootenay-Boundary (E-215-02332-015)

Enclosure: Minutes/Sketch Plan

JC/38143d1



## MINUTES OF THE PROVINCIAL AGRICULTURAL LAND COMMISSION

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

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

### **For Consideration**

Application: # Q- 38143  
Applicant: Brook and Duran McDonald  
Proposal: To subdivide the 2.5 ha subject property into two equal halves.  
Legal: PID: 004-145-879  
Location: Lot 1, District Lot 215, Similkameen Division Yale District, Plan 29829  
Old Nicholson Creek Road, east of Rock Creek

### **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
- Duran McDonald Applicant

The Commission met at the subject property to discuss the application. Mr. McDonald explained the application to the Commission and showed the Commission the boundaries of the existing boundaries and those of the proposed parcels. The Commission noted that although the soils appeared to be suitable for farm use, there were significant topographical constraints.

### **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 improved ratings for the agricultural capability of the soil of the subject property are

Class 4 – Land in this class has limitations that require special management practices or severely 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.

Class 7 – Land in this class has no capability for arable or sustained natural grazing

#### Subclasses

M soil moisture deficiency  
P stoniness  
R shallow soil / bedrock outcroppings

The Commission noted the steep topography on the subject 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 does not believe the proposal would adversely impact existing or potential agricultural use of surrounding lands.

#### **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 not adversely impact agriculture.

#### **IT WAS**

**MOVED BY:** Commissioner Marshall

**SECONDED BY:** Commissioner Purdy

THAT the application be allowed.

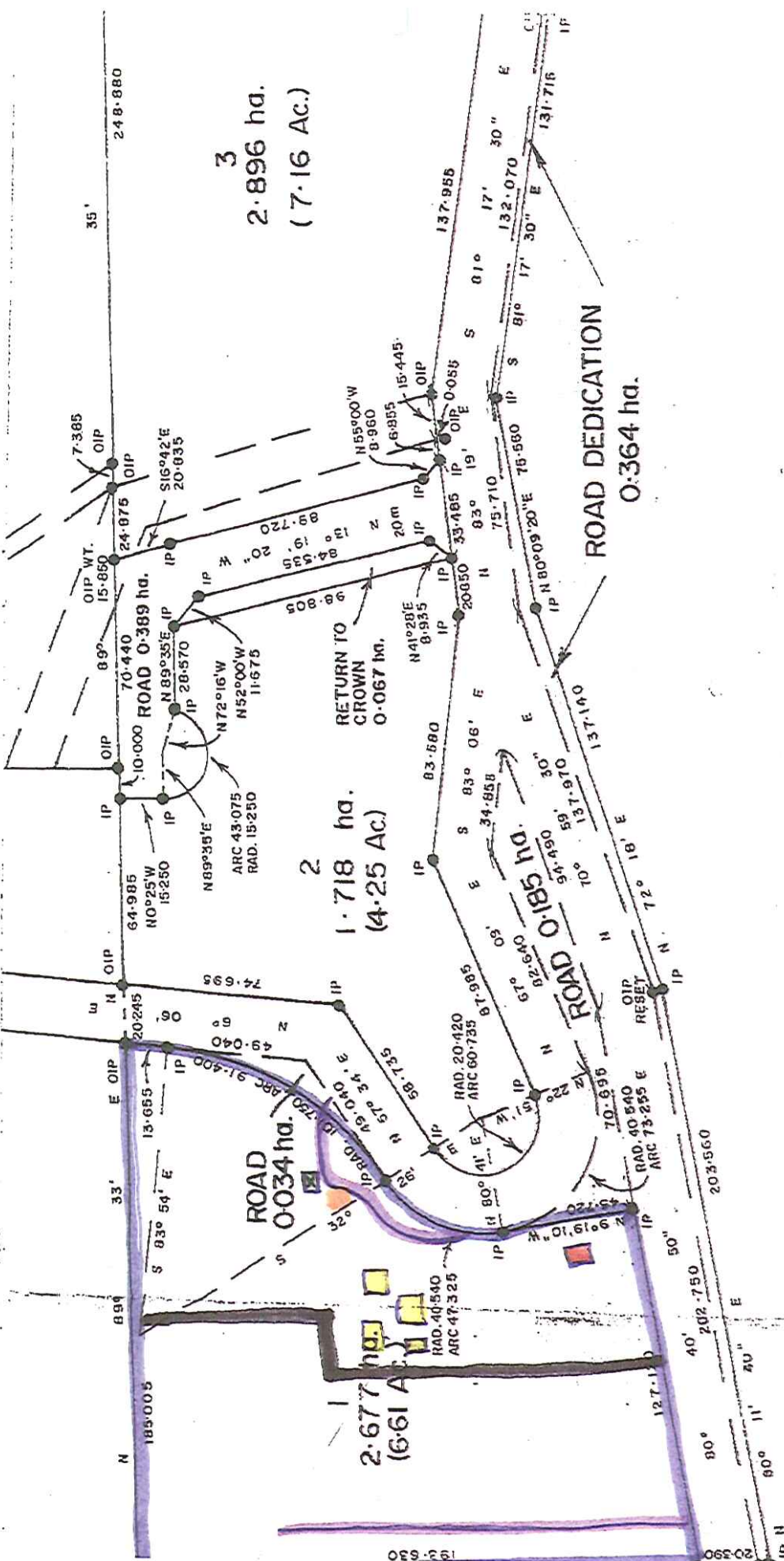
AND THAT the approval is subject to the following conditions:

- the subdivision be in substantial compliance with the plan submitted with the application
- the subdivision must be completed 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 # 310/2008**



- WELL
- EXISTING HOUSE
- PROPERTY BOUNDARY
- EXISTING DRIVEWAYS
- EXISTING SEPTIC
- EXISTING OUTBUILDINGS
- PROPOSED NEW BOUNDARY

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