



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

November 10, 2009

Reply to the attention of Martin Collins
ALC File: 39058/46049

Corey Thurber
PO Box 1412,
Kaslo, B.C.
V0G 1M0

Dear Sir:

Re: Application to Subdivide within the Agricultural Land Reserve

Please find attached the Minutes of Resolution # 1278/2009 and a sketch plan outlining the Commission's decision as it relates to the above noted application. As agent, it is your responsibility to notify your client(s) accordingly.

Other approvals may be necessary. Prior to proceeding, the Commission suggests you contact your Local Government.

Yours truly,

PROVINCIAL AGRICULTURAL LAND COMMISSION

Per:

A handwritten signature in black ink, appearing to read 'Erik Karlsen', written over a white background.

Erik Karlsen, Chair

Enclosure: Minutes/Sketch Plan

cc: Regional District of Central Kootenay (4035-20-A0911D-05863.400)

MC/i/39058d1



MINUTES OF THE PROVINCIAL AGRICULTURAL LAND COMMISSION

A meeting was held by the Provincial Agricultural Land Commission on Tuesday November 3, 2009 at Cranbrook, B.C.

PRESENT:	Barry Minor	Chair, Kootenay Panel
	Carmen Purdy	Commissioner
	Jerry Thibeault	Commissioner
	Erik Karlsen	Chair
	Roger Cheetham	ALC Staff

For Consideration

Application: 39058/46049
Applicant: Sara Adair
Agent: Corey Thurber
Proposal: To subdivide a 0.2 ha lot containing the residence from the 4 ha property.
Legal: PID 016 095 090 Lot 18, DL 8390, KD, Plan 920
Location: Argenta

Site Inspection

No site inspection was conducted.

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 and Suitability

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.

The unimproved agricultural capability of the soil of the subject property is complex;

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.

The limiting subclasses are topography and stoniness. There is no capacity to substantively improve the soils. Also Argenta is very remote and there is little potential for commercial agricultural to be developed in the area.

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 the proposal would not affect the existing or potential agricultural use of surrounding lands because there is little, if any agricultural activity occurring in the area.

Conclusions

1. That the land under application has very limited agricultural capability and is unsuitable for agricultural uses.
2. That the subdivision proposal will not impact agriculture.

IT WAS

MOVED BY: Commissioner C. Purdy

SECONDED BY: Commissioner E. Karlsen

THAT the application to subdivide a 0.2 ha lot from the 4 ha property be allowed.

And that the decision is subject to the following condition.

- 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. This includes zoning, subdivision, or other land use bylaws, and decisions of any authorities that have jurisdiction under an enactment.

CARRIED

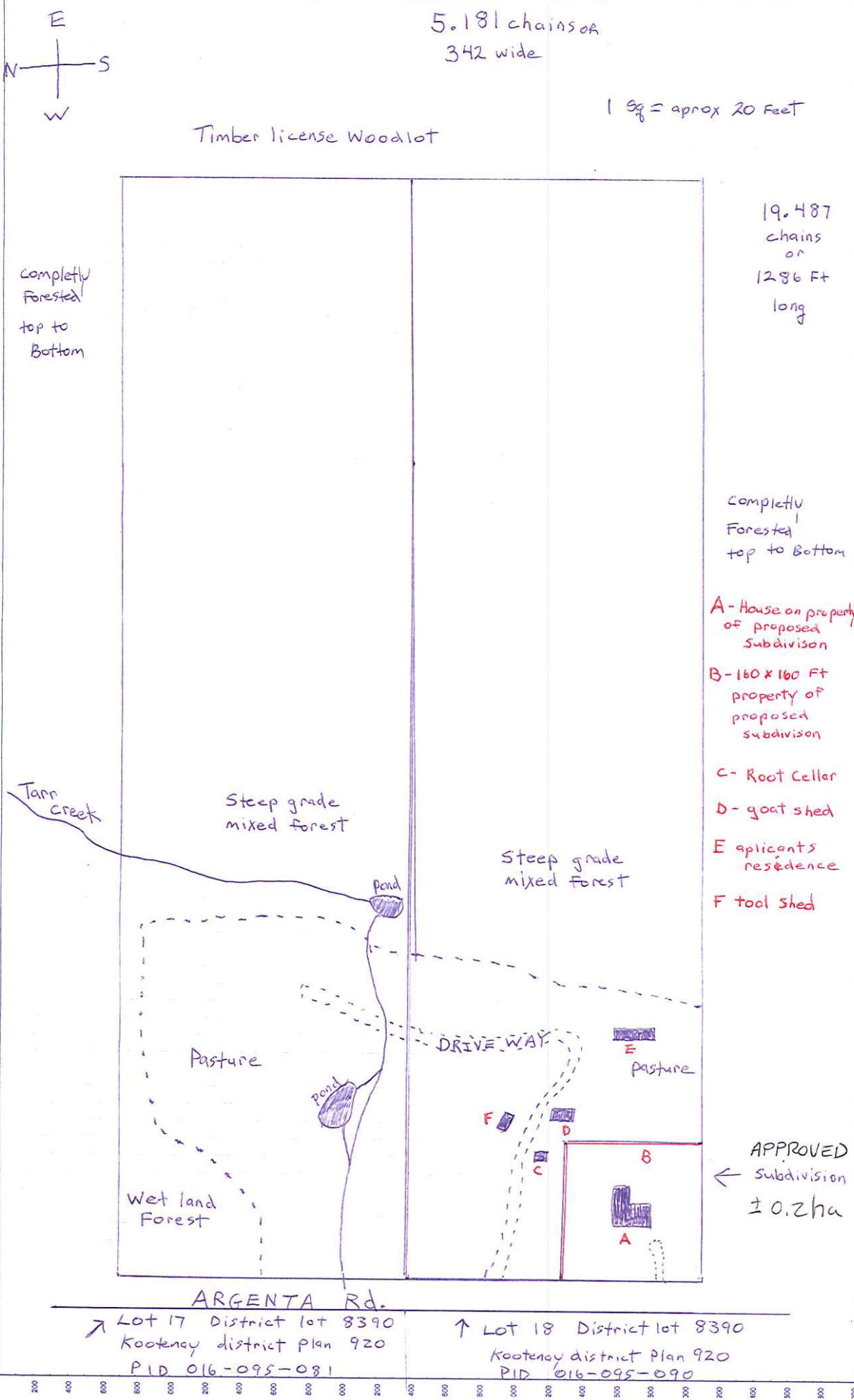
Resolution # 1278/2009

Urban Plan Proposed Subdivision in ALR

SCALE: 5mm = 100mm

LAYOUT - BATHROOMS & OTHER ROOMS (See Reverse)

CITATION INDUSTRIES LIMITED



5.181 chains or
342 wide

1 sq = approx 20 Feet

Timber license Woodlot

Completely
forested
top to
Bottom

19.487
chains
or
1286 Ft
long

Completely
Forested
top to Bottom

A - House on property
of proposed
subdivision

B - 160 x 160 Ft
property of
proposed
subdivision

C - Root Cellar

D - goat shed

E applicants
residence

F tool shed

Steep grade
mixed forest

Steep grade
mixed forest

Pasture

Wet land
Forest

DRIVEWAY

E
pasture

← APPROVED
subdivision
± 0.2ha

ARGENTA Rd.

Lot 17 District lot 8390
Kootenay district plan 920
PID 016-095-091

Lot 18 District lot 8390
Kootenay district Plan 920
PID 016-095-090

ALC APPLICATION F-39058
RES # 1278/2009