



Agricultural Land Commission
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www.alc.gov.bc.ca

November 5, 2009

Reply to the attention of Martin Collins
ALC File: 50664

Rick Taylor
PO Box 547
Kaslo, B.C.
V0G 1M0

Dear Sir:

Re: Application to Subdivide within the Agricultural Land Reserve

Please find attached the Minutes of Resolution # 1287/2009 and a sketch plan outlining the Commission's decision as it relates to the above noted application

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

Yours truly,

PROVINCIAL AGRICULTURAL LAND COMMISSION

Per: 

Erik Karlsen, Chair

Enclosure: Minutes/Sketch Plan

cc: Regional District of Central Kootenay (4035-20-A0913D-03161.000)

MC//50664d1



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: 50664
Applicant: Taylors Wild World Ltd.
Agent: Rick Taylor
Proposal: To subdivide two 2.5 ha lots from the 21 ha property.
Legal: PID 027-906-442 Lot C, DL 819, KD, Plan NEP89039
Location: Shutty Bench Road, Kaslo

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

The limiting subclasses are topography and adverse climate.

The Commission believed that the land had very limited capability or suitability for agricultural development because of the small ALR area and the severe topography.

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 the two 2.5 ha lots from the 21 ha parcel be allowed.

And that the decision be subject to the following condition.

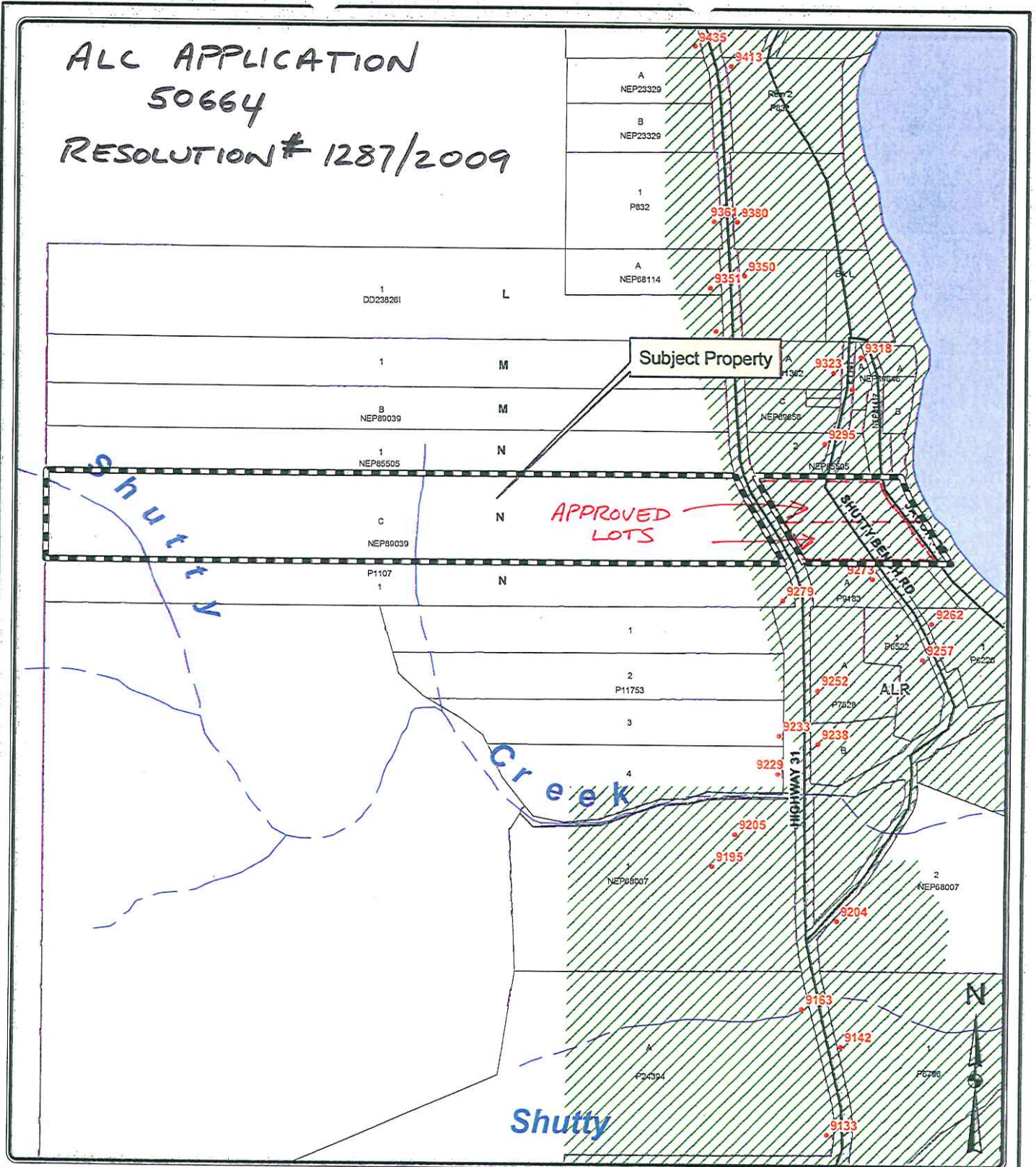
- the subdivision must be completed within three (3) years from the date of this decision.

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 # 1287/2009

ALC APPLICATION
50664
RESOLUTION # 1287/2009



Box 590, 202 Lakeside Drive, Nelson, BC V1L 5R4
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The mapping information shown are approximate representations and should only be used for reference purposes. The Regional District of Central Kootenay is not responsible for any errors or omissions on this map.

Agricultural Land Reserve Application
Subdivision

Taylor's Wild World Ltd.
Lot 2 Sublot N District Lot 819 Plan 1107
PID: 011-134-585

RDCK File: 4035-20-A0913D-03161.000

Map Scale:



Map Projection: UTM Zone 11 Map Datum: NAD83
Date Plotted: 2006

Mapsheet: 82F043.1.2