



**Agricultural Land Commission**  
33-4940 Canada Way  
Burnaby, British Columbia V5G 4K6  
Tel: 604 660-7000  
Fax: 604 660-7033  
www.alc.gov.bc.ca

June 17, 2010

Reply to the attention of Terra Kaethler  
ALC File: 51642

Sonni Greene  
PO Box 57  
Kootenay Bay, BC  
V0B 1X0

Dear Mr. Greene:

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

Please find attached the Minutes of Resolution # 2510 outlining the Commission's decision as it relates to the above noted application. Further, please find attached a letter dated August 7, 2003, pertaining to the previous Commission review of the Boswell area. As agent, it is your responsibility to notify your client(s) accordingly.

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.

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

Yours truly,

PROVINCIAL AGRICULTURAL LAND COMMISSION

Per: 

Brian Underhill, Executive Director

Enclosure: Minutes/Sketch  
34896m2

cc: Regional District of East Kootenay, 19-24<sup>th</sup> Ave. S., Cranbrook, V1C 3H8

TK/  
/51642d1



MINUTES OF THE PROVINCIAL AGRICULTURAL LAND COMMISSION

A meeting was held by the Provincial Agricultural Land Commission on June 14, 2010 at the offices of the Ministry of Environment located at 205 Industrial Road, Cranbrook, B.C.

<b>PRESENT:</b>	Barry Minor	Chair, Kootenay Panel
	Jerry Thibeault	Commissioner
	Roger Mayer	Commissioner
	Roger Cheetham	Staff

**For Consideration**

Application: #51642  
 Applicant: Sonni Greene, Irina Fedorov, Anatoli Lyssak  
 Proposal: Subdivision for family member: To subdivide the 2.2 ha property into a 0.4 ha parcel with a 1.8 ha remainder.  
 Legal: PID: 013-137-620  
 Location: Lot 1, District Lot 5027, Kootenay District, Plan 8367 Except Parcel A (See 210298), 12670 Hephher Road, Kootenay Bay

**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**

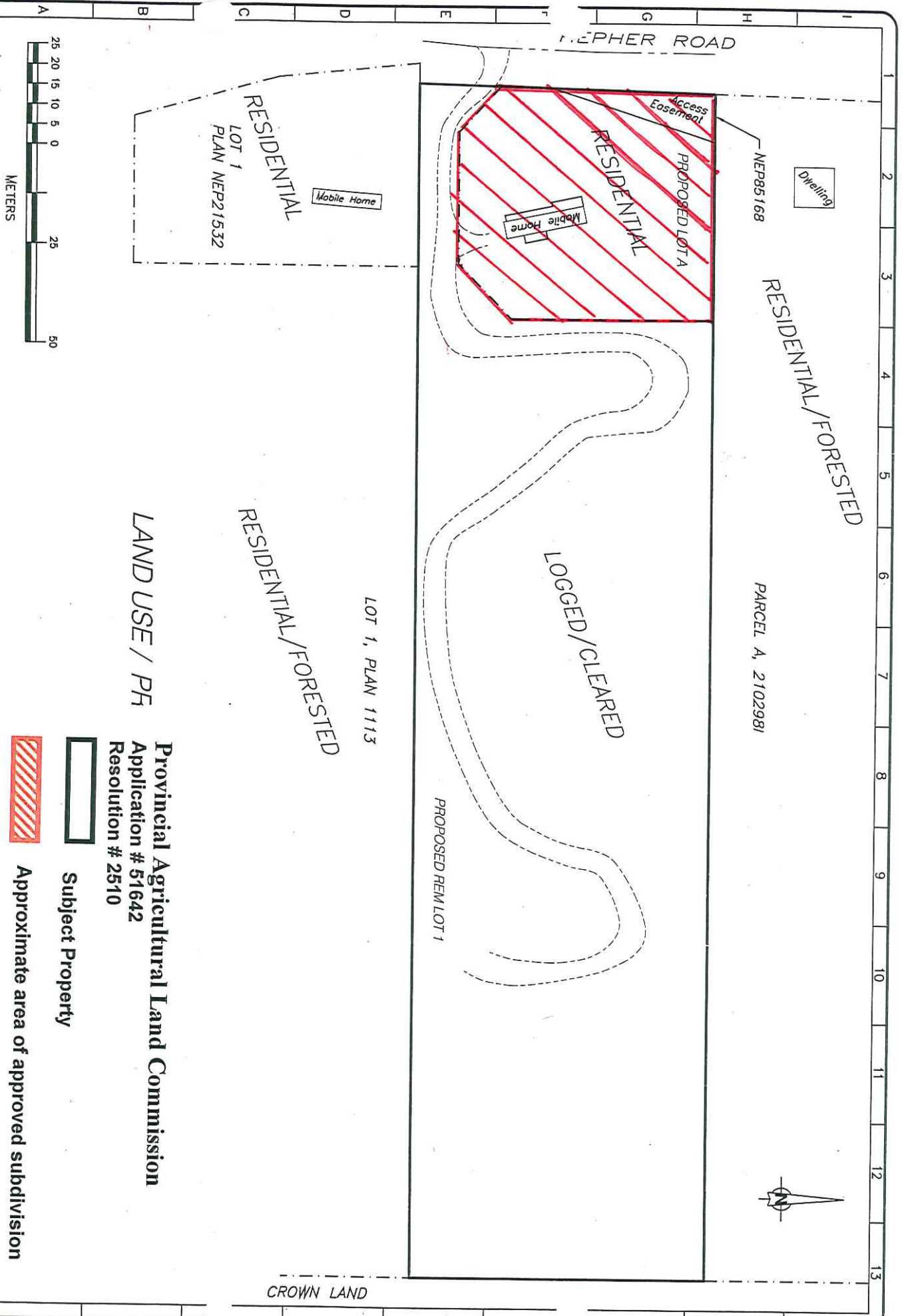
The Commission noted that it reviewed the Boswell and Grey Creek areas in 2003 and found that there was minimal agricultural potential. Based on this review the Commission has supported most applications in this area. As such, the Commission does not believe that the proposed subdivision will have a negative impact on agriculture.

**IT WAS**

**MOVED BY:** Commissioner Thibeault


**SECONDED BY:** Commissioner Minor


THAT the application be approved.



LAND USE / PH

**Provincial Agricultural Land Commission**  
 Application # 51642  
 Resolution # 2510

 Subject Property

 Approximate area of approved subdivision

APPLICANT/AGENT SONNI GREENE per Fedorov/Lyssok	DATE OF APPLICATION (Y/M/D) 2009-08-27	LEGAL DESCRIPTION LOT 1, D.L. 5027, PLAN 8327, KOOTENAY DISTRICT, EXCEPT PARCEL A, 2102981	DATE COMPLETED 2009-01-11	DRAFTING 2009-07-08
APPROVING AGENCY Agricultural Land Commission	FILE NO.	ADDRESS/LOCATION 12670 Hephher Road, Boswell BC	SCALE 1:1250	DWG V109b0se1

August 7, 2003

Reply to the attention of Roger Cheetham

Dave Wahn  
Senior Planner  
Regional District of Central Kootenay  
Box 590  
Nelson, BC VIL 5R4

Dear Sir:

**Re: ALR: East Shore of Kootenay Lake**

**Our Ref: F – 34896**

With reference to the site inspections on the 26<sup>th</sup> June 2003 and further to your telephone conversations with Roger Cheetham of this office the Commission considers that the ALR in Boswel and Gray Creek to have little agricultural potential and it would therefore entertain exclusion applications for properties within these two areas.

In respect to Crawford Bay the Commission's impression is that generally the boundaries of the ALR appear to be correctly drawn. The Commission would nevertheless be prepared to consider adjustments to the boundary in the context of an OCP process.

Yours truly,

PROVINCIAL AGRICULTURAL LAND COMMISSION

PER:

  
K. B. Miller, Chief Executive Officer

Cc Rieva Rosentreter, District Agrologist

RC/lv  
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