



Agricultural Land Commission
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February 18, 2013

ALC File: # 52980

Hilton and Laurie Booker
3572 Greely Road
Box 3056
Revelstoke, BC V0E 2S0

Re: Application to Subdivide Land in the Agricultural Land Reserve (ALR)

Please find attached the Minutes of Resolution # 31/2013 as it relates to the above noted application. The Commission has also attached a Sketch Plan depicting the decision.

Further correspondence with respect to this application is to be directed to ALC Staff.

Yours truly,

PROVINCIAL AGRICULTURAL LAND COMMISSION

Per: 

Brian Underhill, Executive Director

Enclosures: Minutes of Resolution #31/2013
Sketch Plan

cc: Columbia Shuswap Regional District (LC2467B)

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MINUTES OF THE PROVINCIAL AGRICULTURAL LAND COMMISSION

A meeting was held by the Provincial Agricultural Land Commission on January 22, 2013 at the offices of the Commission located at #133 – 4940 Canada Way, Burnaby, B.C. as it relates to Application #52980.

COMMISSION MEMBERS PRESENT:

Richard Bullock	Chair
Jennifer Dyson	Vice-Chair
Gordon Gillette	Vice-Chair
Sylvia Pranger	Vice-Chair
Bert Miles	Commissioner
Jim Johnson	Commissioner
Jerry Thibeault	Commissioner
Lucille Dempsey	Commissioner
Denise Dowswell	Commissioner

COMMISSION STAFF PRESENT:

Martin Collins	Regional Planner
Ron Wallace	Land Use Planner
Colin Fry	Executive Director

PROPOSAL (Submitted pursuant to section 21(2) of the *Agricultural Land Commission Act*)

To subdivide the subject property into two parcels as divided by the Canadian Pacific Railway and Greely Road for estate planning reasons. Access to the southern proposed lot is across Greely Road and the railway.

PROPERTY INFORMATION:

Owner: Hilton and Laurie Booker

Legal: PID: 016-527-836
That Part of Legal Subdivision 8 Section 3 Township 24 Range 1 West of the 6th Meridian Kootenay District which lies South and East of the left bank of the Illecillewaet River Except parts included in Plans 633A and NEP20082

Location: 3572 Greely Road, Revelstoke, BC

Size: 13.8 ha

LEGISLATIVE CONTEXT FOR COMMISSION CONSIDERATION

Section 6 (Purposes of the commission) of the *Agricultural Land Commission Act* states:

6 The following are the purposes of the commission:

(a) to preserve agricultural land;

- (b) to encourage farming on agricultural land in collaboration with other communities of interest; and
- (c) 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.

COMMISSION CONSIDERATION

After considering the information the Commission concluded as follows:

1. The agricultural capability rating identified on the Canada Land Inventory (CLI) Map 82M/1 rate the majority of the subject property as 40% Class 4, 40% Class 5 and 20% Class 7 with no improved rating. The subclass limitation associated with the agricultural capability ratings is (M) moisture deficiency, (P) stoniness (I) inundation and (W) excess water.

Class 4 - land is capable of a restricted range of crops. Soil and climate conditions require special management considerations.

Class 5 - land is capable of production of cultivated perennial forage crops and specially adapted crops. Soil and/or climate conditions severely limit capability.

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

It was noted the agricultural capability of the property south of the railway has lesser agricultural capability than the land north of the tracks. Further, the area is subject to heavy snow fall and small number of frost free days which limits the agricultural potential of the property.

Conclusion:

It was believed the impact of the proposed subdivision on the agricultural potential of the subject property would be negligible.

IT WAS

MOVED BY: Commissioner Miles

SECONDED BY: Commissioner Dempsey

THAT the proposal to subdivide the subject property into two parcels as divided by the Canadian Pacific Railway and Greely Road be conditionally approved.

AND THAT the final approval is subject to:

1. The applicant submitting the following documentation for Commission review and approval prior to final approval:
 - a. The Preliminary Layout Approval (PLA) specifying the requirements for subdivision identified by the Approving Officer from the Ministry of Transportation and Infrastructure;
 - b. The requirements for subdivision specified by the local government that are not identified in the PLA; and

- c. The requirements for subdivision specified by any other person or body having jurisdiction over the land under an enactment.

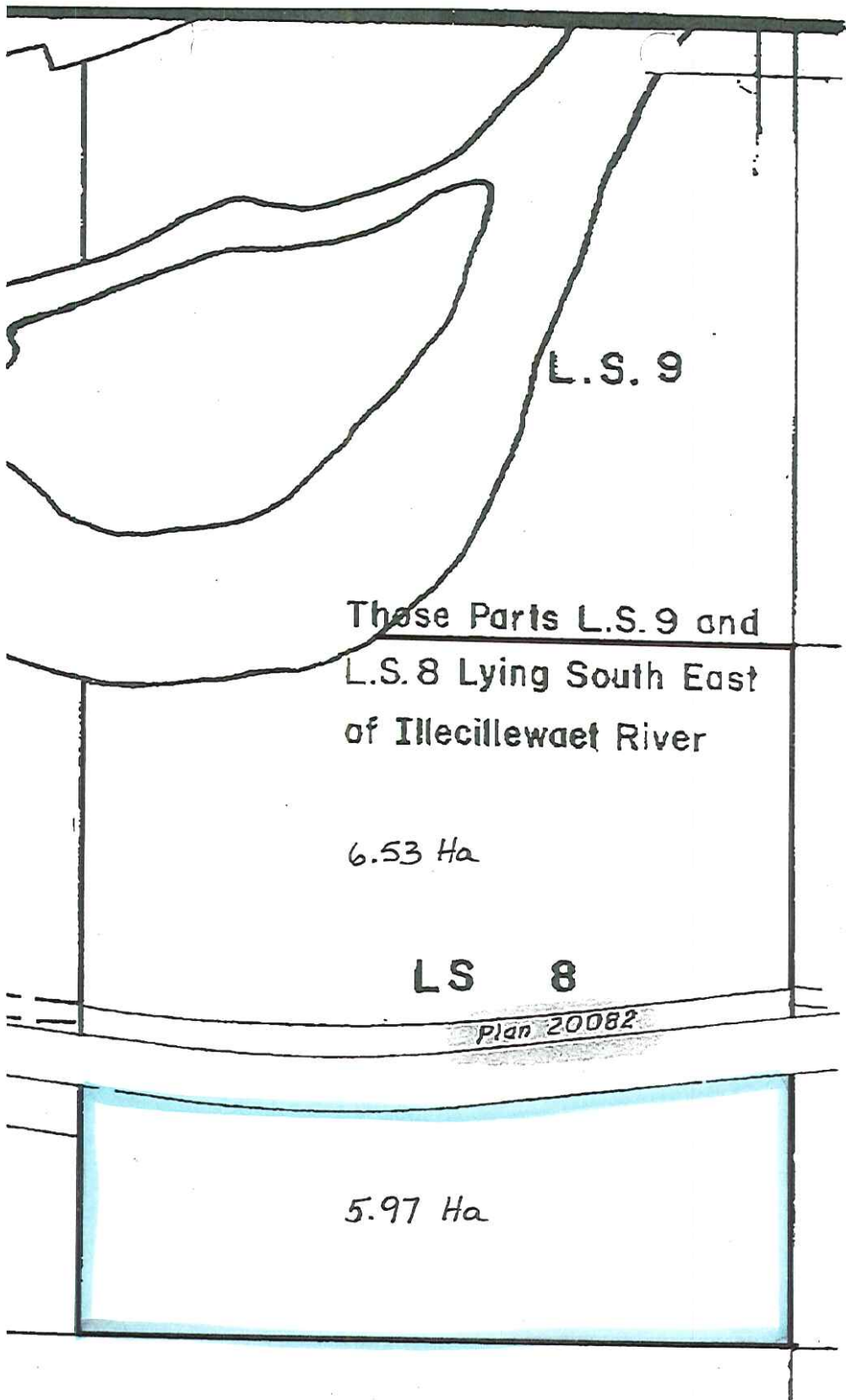
The Commission will be primarily concerned with any conditions of approval it believes will result in either a substantial deviation from the plan submitted with the application and to which this preliminary approval is granted or conditions it believes are inconsistent with the purposes of the *Agricultural Land Commission Act* to preserve agricultural land and encourage farming.

Final approval is contingent on the Commission's acceptance of the conditions of approval. The final survey plan should not be prepared in advance of receiving the Commission's written acceptance of the conditions of approval.

2. The subdivision plan must be completed within three (3) years from the date of this decision;

AND FINALLY THAT 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 #31/2013



These Parts L.S. 9 and
L.S. 8 Lying South East
of Illecillewaet River


6.53 Ha


LS 8

Plan 20082

5.97 Ha

Provincial Agricultural Land Commission
Application #52980
Resolution #31/2013

 Subject property

 ±6 ha area approved for subdivision in the ALR