



Agricultural Land Commission
133-4940 Canada Way
Burnaby, British Columbia V5G 4K6
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www.alc.gov.bc.ca

December 13, 2013

ALC File: #53103
RDEK File: P 712 607

Focus Corporation
PO Box 608 – 712D 10th Street
Invermere, BC
V0A 1K0
Attn. Bronwyn Denton

Dear Ms. Denton:

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

Please find attached the Minutes of Resolution #252/2013 as it relates to the above noted application. As agent, it is your responsibility to notify your client accordingly. The Commission has also attached a sketch plan depicting the decision.

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.

Further correspondence with respect to this application is to be directed to Lindsay McCoubrey.

Yours truly,

PROVINCIAL AGRICULTURAL LAND COMMISSION

Per:

A handwritten signature in dark ink, appearing to read 'Brian Underhill', is written over a light-colored background.

Brian Underhill, Executive Director

Enclosures: Minutes of Resolution #252/2013
Sketch Plan

cc: Regional District of East Kootenay (File: P 712 607)



MINUTES OF THE PROVINCIAL AGRICULTURAL LAND COMMISSION

A meeting was held by the Provincial Agricultural Land Commission on July 17, 2013 at the offices of the Commission located at #133 – 4940 Canada Way, Burnaby, B.C. as it relates to Application #53103.

COMMISSION MEMBERS PRESENT:

Richard Bullock	Chair
Gordon Gillette	Vice-Chair
Jerry Thibeault	Commissioner
Lucille Dempsey	Commissioner
Denise Dowswell	Commissioner
Jim Collins	Commissioner

COMMISSION STAFF PRESENT:

Roger Cheetham	Regional Planner
Lindsay McCoubrey	Land Use Planner
Colin Fry	Executive Director

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

To subdivide the 258.4 ha property into three lots and an isolated remainder. The lots are proposed to be approximately 73 ha, 25 ha, and 155 ha lot with a 1.7 ha isolated remainder to potentially be donated to Edgewater, the Regional District of East Kootenay or a society yet to be determined.

PROPERTY INFORMATION:

Owner: 393491 Alberta Ltd.

Legal: PID: 012-506-478

That portion of Parcel 1 (See 123151) lying within the Northeast ¼ of the Northwest ¼, the Northeast ¼, and the East ½ of the Southeast ¼ of District Lot 353 Kootenay District; Except: (1) Parcel 2 (Reference Plan 632061); and (2) Parcel A (Reference Plan 646611); and (3) Parts included in Plans 1954, 1962, 2212, 4416, 14775 and NEP75472

Location: Highway 95, Edgewater

Size: 258.4 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.
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COMMISSION CONSIDERATION

After considering the information the Commission concluded as follows:

1. The consolidation of the lots west of Highway 95 (excluding the proposed 25 ha lot), results in a single agricultural unit.

Conclusion: The proposed subdivision and consolidation results in a more cohesive unit west of the highway.

2. The proposed subdivided lots (not including the isolated remainder identified for potential donation) are estimated to be 25 ha, 73 ha and 155 ha in size.

Conclusion: The proposed subdivided lots will remain conducive for agricultural use.

IT WAS

MOVED BY: Commissioner Dowswell

SECONDED BY: Commissioner Thibeault

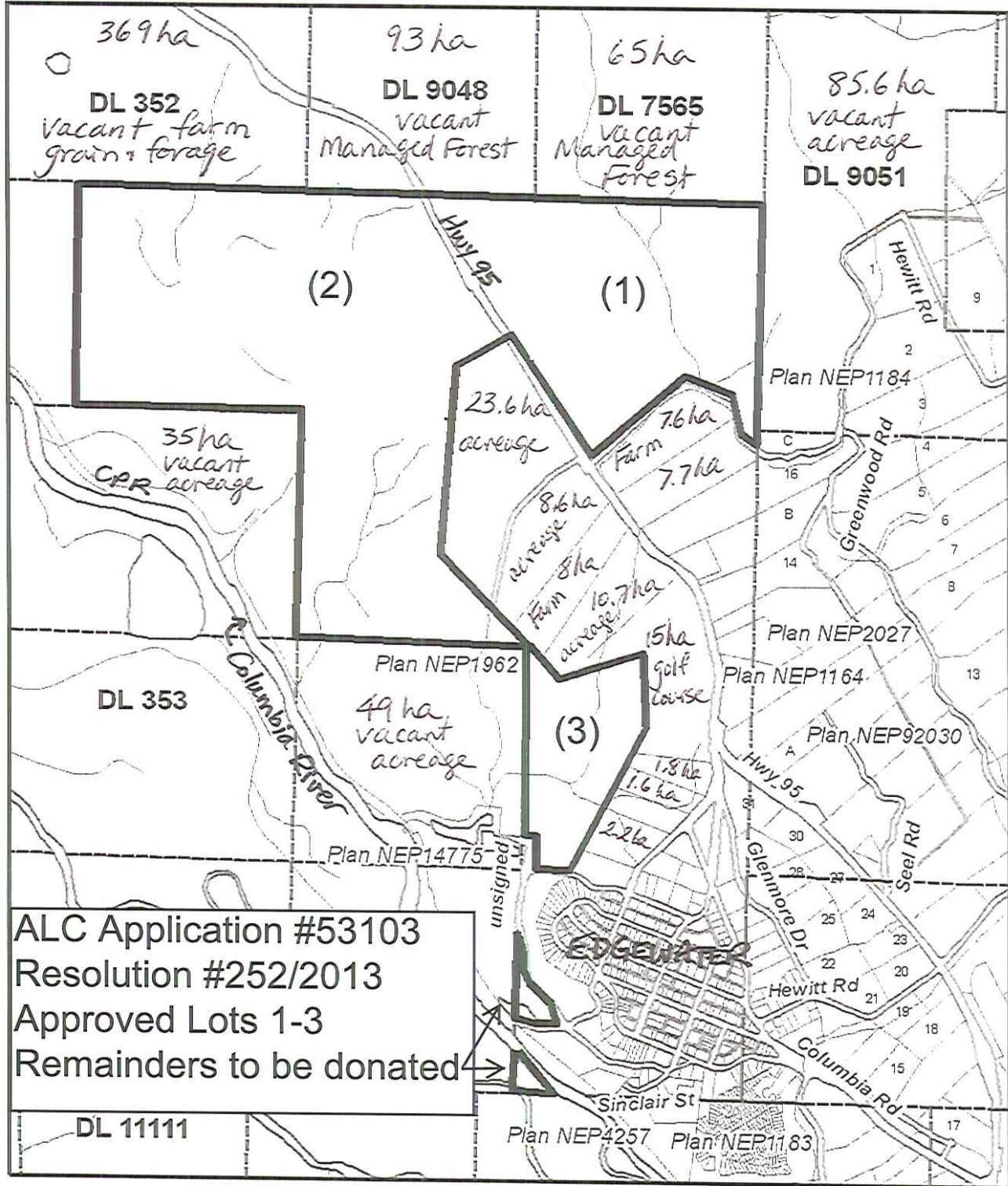
THAT the proposal to subdivide the 258.4 ha property into approximately one 73 ha lot, one 25 ha lot, and one 155 ha lot with a 1.7 ha isolated remainder to be potentially donated to Edgewater, the Regional District of East Kootenay or a society yet to be determined, be approved subject to the registration of the subdivision plan being 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 #252/2013

LAND USE MAP



ALC Application #53103
 Resolution #252/2013
 Approved Lots 1-3
 Remainders to be donated

0 350 700 m.

Map center: 560581, 5618050



Scale: 1:20,000

This map is a user generated static output from an Internet mapping site and is for general reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable. THIS MAP IS NOT TO BE USED