



**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 1, 2005

Reply to the attention of Ron Wallace

Richard and Jan Bombardier  
7060 Hidden Valley Road  
Cranbrook, BC V1C 6X4

Dear Sir/Madam:

Re: Application # L-36227  
Lot A, District Lot 4591, Kootenay District, Plan NEP21962

The Provincial Agricultural Land Commission (the "Commission") has now concluded its review of your application to subdivide 2 ha off the above noted property. The application was submitted pursuant to section 21(2) of the *Agricultural Land Commission Act* (the "ALCA").

The Commission writes to advise that it approved your application subject to:

- the subdivision being in substantial compliance with the attached plan.
- compliance 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. The Commission suggests you contact the Regional District of East Kootenay at your earliest convenience.

The decision noted above is recorded as Resolution **#568/2005**.

Please send two (2) paper prints of the final survey plans to this office well in advance of commencing registration at the Land Titles Office. When the Commission confirms that the subdivision plan is acceptable it will authorize the Registrar of Land Titles to accept the application for deposit of the plan. Please quote your application number in any future correspondence.

Yours truly,

PROVINCIAL AGRICULTURAL LAND COMMISSION

Per:

Erik Karlsen, Chair

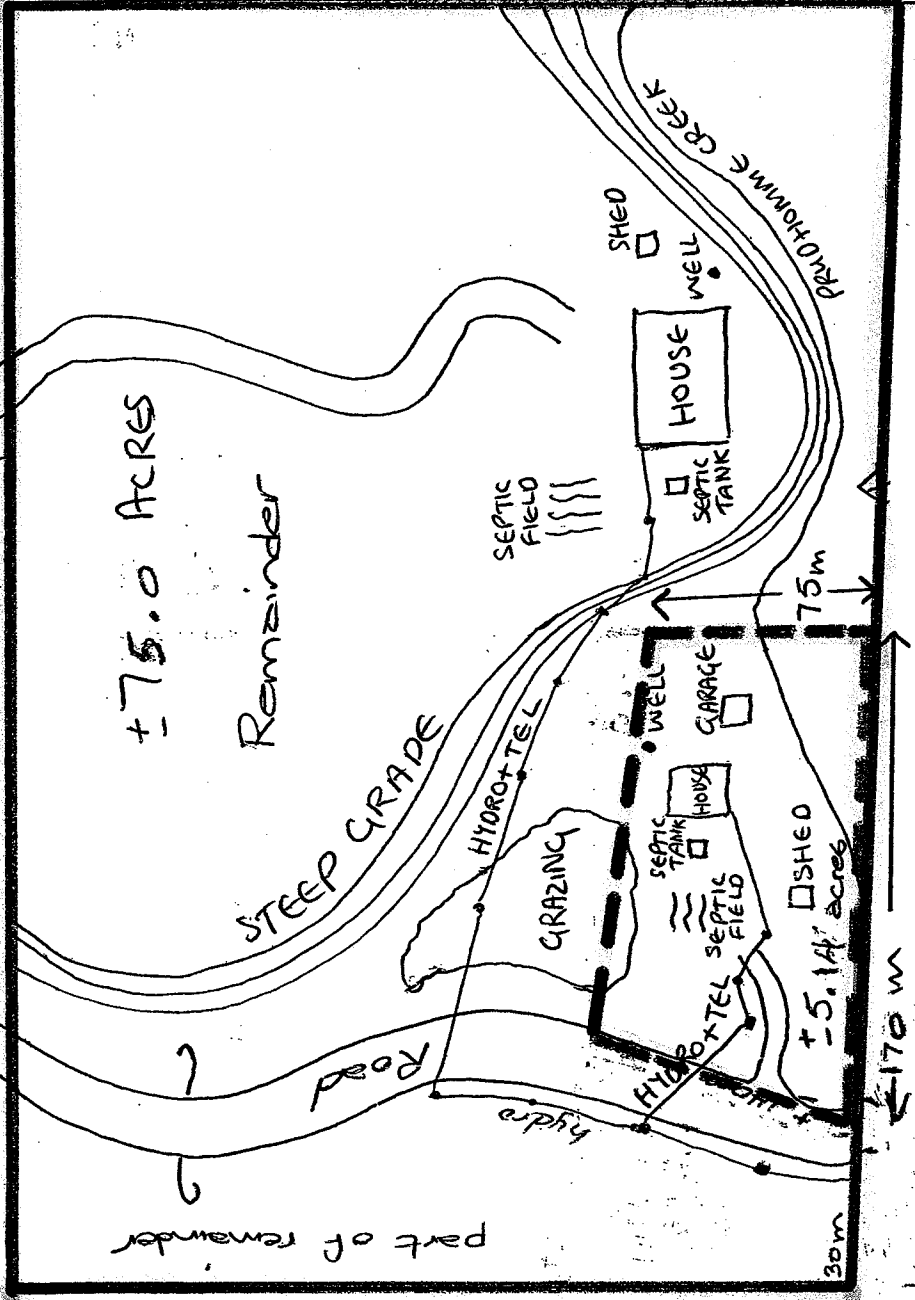
cc: Regional District of East Kootenay – P705319  
Approving Officer, Ministry of Transportation, Cranbrook  
BC Assessment, Cranbrook

RW/lv/Encl./36227d1

HWAY DL 1086  
 FIELDS +  
 RESIDENTIAL

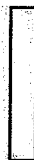

CROWN

DL 4591



1/4 mile  
 402.5 m

Provincial Agricultural Land Commission  
 Application: L-36227  
 Resolution # 568/2005

-  Subject property.
-  ±2 ha area approved for

DISTRICT  
 LOT 297  
 GRAZING +  
 RESIDENTIAL ↑  
 NORTH





**Staff Report**  
**Application # L – 36227 – 0**  
**Applicant: Richard and Jan Bombardier**

**DATE PREPARED:** September 29, 2005

**TO:** Chair and Commissioners – Kootenay Panel

**FROM:** Simone Rivers, Regional Research Officer

**PROPOSAL:** To subdivide the 32 ha parcel into a 30 ha parcel and a 2 ha parcel.

This application is made pursuant to section 21(2) of the *Agricultural Land Commission Act*.

**BACKGROUND INFORMATION:**

The applicants state that the parcel was created by subdivision in 1995 (by Commission approval in 1979) and that it contains steep terrain which is not useable for growing hay. They also mention that one small section is currently used as a bull pen.

**Local Government:**

Regional District of East Kootenay

**Legal Description of Property:**

PID: 019-152-361  
Lot A, District Lot 4591, Kootenay District, Plan NEP21962

**Purchase Date:**

July 1995

**Location of Property:**

7060 Hidden Valley Road, Cranbrook

**Size of Property:**

32 ha

**ALR Area:**

Approximately 10 ha

**Present use of the Property:**

Grazing, two houses and associated outbuildings.

**Surrounding Land Uses:**

**WEST:** Agricultural and residential (ALR)  
**SOUTH:** Residential (non-ALR)  
**EAST:** Crown land (non-ALR)  
**NORTH:** Agricultural and Crown land (non-ALR)

**Agricultural Capability:**

Data Source: Agricultural Capability Map # 82G/5  
The majority of the property is identified as having mixed prime and secondary ratings.

**PREVIOUS APPLICATIONS:**

**Application #08208-0**

**Applicant:** Bombardier & Goodwin, H / E  
**Decision Date:** April 11, 1979  
**Proposal:** To subdivide the property into four lots of 16 ha each OR three lots, one of 32 ha and two of 16 ha  
**Decision:** Allowed alternate proposal to subdivide into three lots. Only 16 ha of the total 64 ha was within the ALR.  
**NOTE:** The subject property was created as a result of this approval.

**Application #03339-0**

**Applicant:** Bombardier & Goodwin, H / E  
**Decision Date:** January 14, 1977  
**Proposal:** To subdivide the 16 ha property into two 8.0 ha lots  
**Decision:** Refused on the grounds that the area within the ALR constitutes a viable ranching unit and subdivision would limit the viability of the unit and may create negative intrusion effects.

**LOCAL GOVERNMENT RECOMMENDATIONS/COMMENTS:**

**Agricultural Advisory Committee:** The committee felt that the application should be reconfigured to leave the parcel that is already divided by Hidden Valley Road. The minutes state that the applicant, Jan Bombardier concurred with this suggestion. The AAC would support the application with the changes made to the application that take into account the natural subdivision of Hidden Valley Road. These changes are reflected in the proposal as forwarded to the Commission.

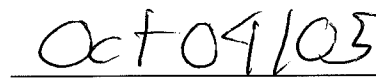
**Advisory Planning Commission Area "C":** The committee members were unanimous in recommending that the request be approved.

**STAFF COMMENTS:**

Staff notes that only a small portion of this property is within the ALR.  
Staff recommend a site visit to determine the agricultural capability of the parcel.

**END OF REPORT**

  
\_\_\_\_\_  
Signature

  
\_\_\_\_\_  
Date

S.L.C  
of  
D.L.4591

DL 2790

65 ha  
Mixed Farm

DL 1086

Crown

233 ha  
Beef Farm

32 ha Beef Farm  
**Subject Property**

Ref.  
NEP21961

NEP21962

Ref.52593-1



S.L. 2 of D.L. 4591

16.7 ha  
Beef Farm

16.9 ha  
Beef Farm

DL 297

R/W 20

R/W 1596

Crown

DL 4591