



Agricultural Land Commission
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November 6, 2006

Reply to the attention of Gordon Bednard
ALC File: #F - 36887

Hills Recreation Society
PO Box 479
New Denver, BC VOG 1S0

Dear Sir/Madam:

Re: Application for Non-Farm Use in the Agricultural Land Reserve

Please find attached the Minutes of Resolution #530/2006 outlining the Commission's decision as it relates to the above noted application.

Yours truly,

PROVINCIAL AGRICULTURAL LAND COMMISSION

Per:

A handwritten signature in black ink, appearing to read 'Erik Karlsen', written over a white background.

Erik Karlsen, Chair

cc: Regional District of Central Kootenay (#A0625Hn-02354-000)

GB/lv/Encl.: Minutes
36887d1



MINUTES OF THE PROVINCIAL AGRICULTURAL LAND COMMISSION

A meeting was held by the Provincial Agricultural Land Commission on September 27, 2006 at Nelson, B.C.

PRESENT:	Monika Marshall	Chair, Kootenay Panel
	Carmen Purdy	Commissioner
	Erik Karlsen	Chair, ALC
	Gordon Bednard	Staff, ALC

For Consideration

Application # #F- 36887
Applicant: Hills Recreation Society
Proposal: To build a firehall on the 3.4 ha property.
Legal: PID: 010-739-955
District Lot 7547, Block 42, Kootenay District, Plan 1028, EXCEPT Part included in SRW Plan 12540

Location: Hills

Site Inspection

A site inspection was conducted on September 27, 2006. Those in attendance were:

Monika Marshall	Chair, Kootenay Panel
Carmen Purdy	Commissioner
Erik Karlsen	Chair, ALC
Gordon Bednard	Staff, ALC
Stan Combs	Staff, Ministry of Agriculture

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.

The Act provides processes for landowners, local governments and First Nations to apply to the Commission to remove land from the ALR or to use land in the ALR for non-farm purposes.

Assessment of Impact on Agriculture

The Commission assessed the impact of the proposal against the long term goal of preserving agricultural land. The Commission does not believe the proposal would impact existing or potential agricultural use of surrounding lands.

IT WAS

MOVED BY: Commissioner Monika Marshall

SECONDED BY: Commissioner Erik Karlsen

THAT the application be approved for the above reason.

AND THAT the approval is granted to the applicant only and is valid for three (3) years from the date of this decision. If the proposed land use is not completed within three years, you must contact the Commission which will further consider the proposal.

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 # 530/2006



Staff Report
Application # F – 36887
Applicant: Hills Recreation Society

DATE RECEIVED: August 24, 2006

DATE PREPARED: September 14, 2006

TO: Chair and Commissioners – Kootenay Panel

FROM: Simone Rivers, Land Use Planner

PROPOSAL: To build a fire-hall on the 3.4 ha property.

This application is made pursuant to section 20(3) of the *Agricultural Land Commission Act*.

BACKGROUND INFORMATION:

The proposed fire-hall would have a footprint of approximately 147.2 m² plus and access driveway. The land is owned by the Hills Recreation Society. A firetruck has been donated to the community of Hills by the Regional District. The fire-hall is required so that the firetruck can be of service year round.

Local Government:

Regional District of Central Kootenay

Legal Description of Property:

PID: 010-739-955

District Lot 7547, Block 42, Kootenay District, Plan 1028, EXCEPT Part included in SRW Plan 12540

Purchase Date:

June 1988

Location of Property:

Hills

Size of Property:

3.2 ha (The entire property is in the ALR).

Present use of the Property:

Recreational use, electrical/storage shed, tennis court

Surrounding Land Uses:

WEST: Lot 27, single family dwelling
SOUTH: Lot 26, Doukobor Community Hall Site
EAST: Unoccupied forest
NORTH: Lot 45, former land fill site

Agricultural Capability:

Data Source: Agricultural Capability Map # 82K/3
The majority of the property is identified as having Secondary ratings.

ATTACHMENTS:

- Sketch showing the location of the proposed fire-hall
- ALC Context Map BCGS 82K.013 - 1:20,000 (created by ALC Staff)

END OF REPORT



Signature



Date

Map Type BCGS

Map # 82K.013

Scale: 1:20,000

