



**Agricultural Land Commission**  
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November 14, 2006

Reply to the attention of Gordon Bednard  
ALC File: #Q - 36944

Peter and Lisa Demski  
9385 Granby Road  
Grand Forks, BC V0H 1H2

Dear Sir/Madam:

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

Please find attached the Minutes of Resolution #537/2006 outlining the Commission's decision as it relates to the above noted application.

Yours truly,

PROVINCIAL AGRICULTURAL LAND COMMISSION

Per:

Erik Karlsen, Chair

cc: Regional District of Kootenay Boundary (# C-1657-04740.130)

GB/v/Encl.: Minutes  
36944d1



## **Discussion**

### **Assessment of Agricultural Capability**

In assessing agricultural capability, the Commission refers in part to agricultural capability mapping and ratings. The ratings are interpreted using the Canada Land Inventory (CLI), 'Soil Capability Classification for Agriculture' system, or the BC Land Inventory (BCLI), 'Land Capability Classification for Agriculture in B.C.' system. The agricultural capability ratings are predominantly Class 3 and 4.

### **Assessment of Agricultural Suitability**

The Commission next assessed whether the external factors such as encroaching non-farm development have caused or will cause the land to become unsuitable for agriculture. The Commission does not believe there are external factors that render the land unsuitable for agricultural use. The subject property is a contiguous band of consistent quality land. As such, the Commission can see no agricultural impediment to the land being farmed as a unit.

### **Assessment of Impact on Agriculture**

The Commission also assessed the impact of the proposal against the long term goal of preserving agricultural land. The Commission believes the proposed subdivision would impact existing or potential agricultural use of the subject property and surrounding lands.

## **Conclusions**

1. That the land under application has agricultural capability and is appropriately designated as ALR.
2. That the land under application is suitable for agricultural use.
3. That the proposal will impact agriculture.
4. That the proposal is inconsistent with the objective of the *Agricultural Land Commission Act* to preserve agricultural land.

## **IT WAS**

**MOVED BY:** Commissioner Carmen Purdy

**SECONDED BY:** Commissioner Erik Karlsen

THAT the application be refused for the above reasons.

## **CARRIED**

**Resolution # 537/2006**



**Staff Report**  
**Application # Q – 36944**  
**Applicant: Peter and Lisa Demski**

**DATE RECEIVED:** September 11, 2006

**DATE PREPARED:** September 15, 2006

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

**FROM:** Simone Rivers, Land Use Planner

**PROPOSAL:** To subdivide the 55 ha property into two (2) approximately 27.5 ha properties.

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

**BACKGROUND INFORMATION:**

**Local Government:**

Regional District of Kootenay-Boundary

**Legal Description of Property:**

PID: 002-924-170

Lot A, District Lot 1357, 1359, 1738, and 2007, Similkameen Division Yale District, Plan 34983

**Purchase Date:**

1995

**Location of Property:**

9385 Granby Road, Grand Forks

**Size of Property:**

55 ha (Most of the property is in the ALR).

**Present use of the Property:**

Residence, barn, unused farm land

**Surrounding Land Uses:**

**WEST:** Golf Course  
**SOUTH:** Residential, light farming  
**EAST:** Residential, light farming  
**NORTH:** Residential, light farming

**Agricultural Capability:**

Data Source: Agricultural Capability Map # 82E/1  
The majority of the property is identified as having Prime Dominant ratings.

**Official Community Plan and Designation:**

Regional District of Kootenay Boundary Bylaw No. 852 (1999) designates the property as Extensive Agricultural/Rural Resource

**Zoning Bylaw and Designation:**

Regional District of Kootenay Boundary Zoning Bylaw No. 1299 (2005) designates the property as Agricultural 2  
Minimum Lot Size: 20 ha

**PREVIOUS APPLICATIONS:**

**Application #32601-0**

**Applicant:** Demski, Peter & Lisa  
**Decision Date:** July 22, 1999  
**Proposal:** To subdivide the property (55 ha) into 2 equal sized parcels of 27.5 ha each.  
**Decision:** Refused

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**Application #32601-1**

**Applicant:** Demski, Peter & Lisa  
**Decision Date:** July 27, 2000  
**Proposal:** To subdivide the 55 ha property into 2 equal sized parcels of approximately 27.5 ha each.  
**Decision:** Refused on the grounds that the Commission felt that the northern and southern portions of the road could be accessed by the adjacent Granby Road.

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**Application #32601-2**

**Applicant:** Demski, Peter & Lisa  
**Decision Date:** November 02, 2001  
**Proposal:** Request to reconsider subdivision of the 55 ha property into 2 equal sized parcels of approximately 27.5 ha each.  
**Decision:** Refused request for reconsideration of application to subdivide subject property.

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**LOCAL GOVERNMENT RECOMMENDATIONS/COMMENTS:**

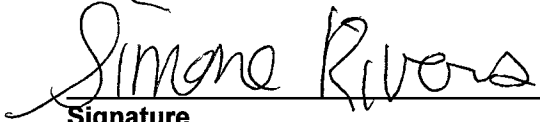
**Regional District of Kootenay Boundary Board:** The Regional Board forwarded the application with a recommendation of support

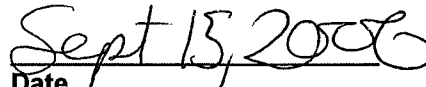
**Advisory Planning Commission:** Support

**ATTACHMENTS:**

- Provincial Development Referral Report (dated August 17, 2005) (2 pages) (Submitted by Regional District of Kootenay Boundary)
- Proposed Subdivision Plan (Submitted by the applicants)
- Letter describing proposal (Submitted by the applicants)
- ALC Context Map RDKB Constituent 4 – 1:10,000 (Created by ALC Staff)
- Airphoto: (created on iMap by ALC Staff)

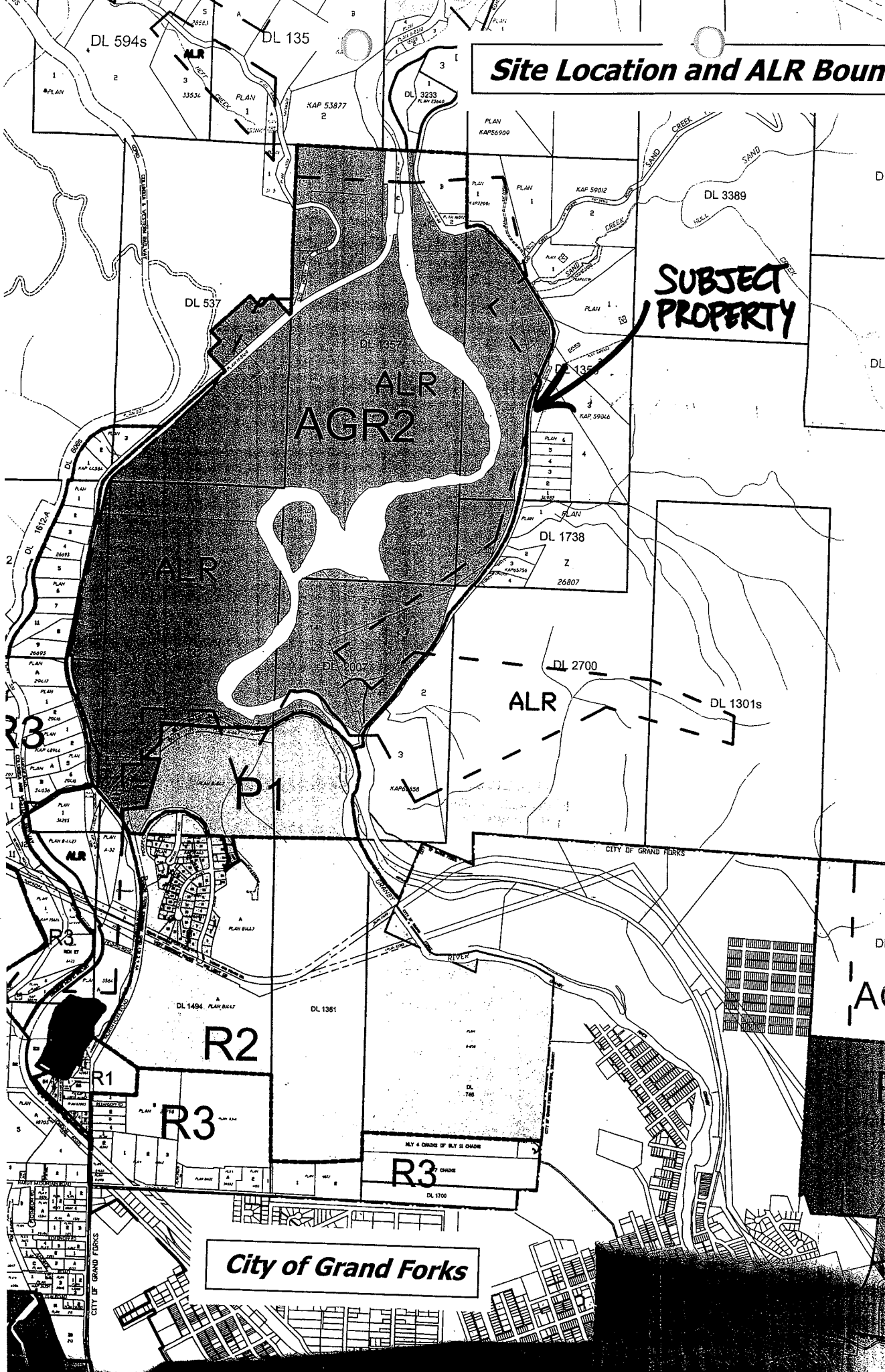
**END OF REPORT**

  
\_\_\_\_\_  
Signature

  
\_\_\_\_\_  
Date



# Site Location and ALR Boundary Map



City of Grand Forks