



Agricultural Land Commission
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May 31, 2007

Reply to the attention of Terra Kaethler
ALC File: # F - 37165

Rick Taylor
Taylor's Wild World Ltd
PO Box 547
Kaslo, BC V0G 1M0

Dear Sir:

Re: Application to Subdivide land in the Agricultural Land Reserve

Please find attached the Minutes of Resolution # 219/2007 outlining the Commission's decision as it relates to the above noted application.

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.

Yours truly,

PROVINCIAL AGRICULTURAL LAND COMMISSION

Per:

A handwritten signature in black ink, appearing to read 'Erik Karlsen', is written over the printed name below. The signature is fluid and cursive.

Erik Karlsen, Chair

cc: Regional District of Central Kootenay (#A0701D-03165-000)






Enclosure: Minutes/Sketch Plan

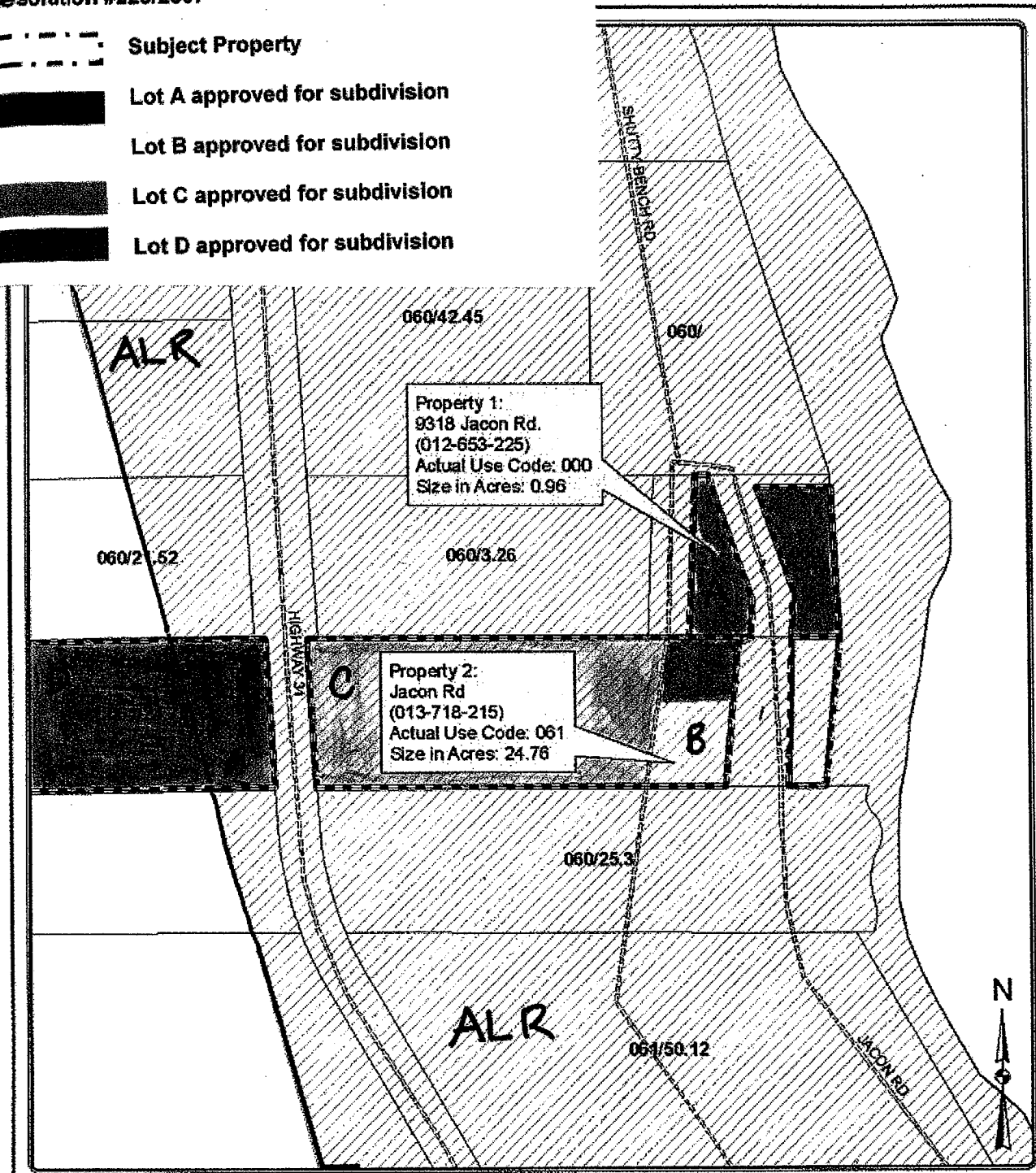
TK/lv
37165d1.

Provincial Agricultural Land Commission

Application # 37165

Resolution #225/2007

-  Subject Property
-  Lot A approved for subdivision
-  Lot B approved for subdivision
-  Lot C approved for subdivision
-  Lot D approved for subdivision

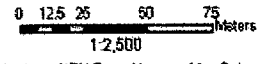


Box 590, 202 Lakeside Drive, Nelson, BC V1L 4R4
 Phone: (250) 352-6665 Toll-Free 1-800-269-7325 (BC)
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The mapping information shown are approximate representations and should only be used for reference purposes. The Regional District of Central Kootenay is not responsible for any errors or omissions on this map.

BCAA Information
4035-20-A0701D-03165000
Taylor's Wild World Ltd.
(Size in Acres/Actual Use Code)

-  ALR
-  Subject Property



Map Projection: UTM Zone 11 Map Datum: NAD83
 Date Plotted: January 11, 2007

Mapsheet: 82F096.3.2



MINUTES OF THE PROVINCIAL AGRICULTURAL LAND COMMISSION

A meeting was held by the Provincial Agricultural Land Commission on May 3, 2007 in Nelson, B.C.

| | | |
|-----------------|------------------|-----------------------|
| PRESENT: | Monika Marshall | Chair, Kootenay Panel |
| | Carmen Purdy | Commissioner |
| | D. Grant Griffin | Commissioner |
| | Terra Kaethler | Staff |

For Consideration

Application: # F- 37165
Applicant: Taylor's Wild World Ltd
Proposal: To subdivide two (2) properties to create four (4) new parcels.
Legal: PID: 013-718-215
Lot 2, Sublot M, District Lot 819, Kootenay District, Plan 1107,
EXCEPT Plan NEP81417
Location: Located at 9318 Shutty Bench Road, Kaslo

Site Inspection

A site inspection was conducted on May 2, 2007. Those in attendance were:

- Monika Marshall Chair, Kootenay Panel
- Carmen Purdy Commissioner
- D. Grant Griffin Commissioner
- Terra Kaethler Staff
- Rick Taylor Applicant

The Commission met with the applicant and discussed the proposal. The Commission walked the property and noted the areas proposed for subdivision. The Commission noted that the property is located on a steep ravine and is divided by several roads. The majority of the property is not within the ALR.

The applicant confirmed that the staff report dated January 15, 2007 was received and no errors were identified.

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.

Discussion

Assessment of Agricultural Capability

In assessing agricultural capability, the Commission refers in part to agricultural capability mapping and ratings. The ratings are on a scale of 1 to 7. The agricultural capability of the soil of the ALR portion of the properties is identified as 80% Class 3T (improved) and 20 % Class 7TC.

Class 3 – Land in this class has limitations that require moderately intensive management practices or moderately restrict the range of crops, or both.

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

Subclasses

T topography
C adverse climate

Upon the site visit, the Commission noted that the topographical challenges of the property severely limit its agricultural capability.

Assessment of Impact on Agriculture

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

Conclusions

1. That the land under application has limited agricultural capability.
2. That the proposal will not impact agriculture.

IT WAS

MOVED BY: Commissioner Purdy
SECONDED BY: Commissioner Marshall

THAT the application to subdivide two (2) properties to create four (4) new parcels be approved and that the approval is subject to the following conditions:

- the subdivision be in substantial compliance with the plan submitted with the application
- the subdivision must be completed within three (3) years from the date of this decision.

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 # 219/2007



Staff Report
Application # F – 37165
Applicant: Taylor's Wild World Ltd

DATE RECEIVED: January 15, 2007

DATE PREPARED: April 20, 2007

TO: Chair and Commissioners – Kootenay Panel

FROM: Jennifer Carson, Land Use Planner

PROPOSAL: To subdivide two (2) properties to create four (4) new parcels. This application is made pursuant to section 21(2) of the *Agricultural Land Commission Act*.

BACKGROUND INFORMATION:

Local Government:

Regional District of Central Kootenay

Legal Description of Property:

1. PID: 012-653-225
Lot 1, District Lot 819, Kootenay District, Plan 11841
2. PID: 013-718-215
Lot 2, Sublot M, District Lot 819, Kootenay District, Plan 1107, Except Plan NEP81417

Purchase Date:

February 1998

Location of Properties:

Located at 9318 Shutty Bench Road, Kaslo

Size of Properties:

Together the properties are 10.2 ha (Approximately 3.0 ha of the two properties are in the ALR).

Present use of the Properties:

Residence with vacant land

Surrounding Land Uses:

WEST: Crown Land (Kaslo Community Forest)
SOUTH: Residence
EAST: Kootenay Lake
NORTH: Residence (total of 3 parcels)

Agricultural Capability:

Data Source: Agricultural Capability Map # 82F/15
The majority of the property is identified as having Mixed Prime and Secondary ratings.

Official Community Plan and Designation:

OCP: None

Zoning Bylaw and Designation:

Zoning: None

RELEVANT APPLICATIONS:

Application #35602-0

Applicant: Dallyn, Stewart & Margaret
Decision Date: October 29, 2004
Proposal: To build a cabin, as a second permanent dwelling, for a hired farm worker to help with the existing farm operation.
Decision: Allowed as requested.

Application #36832-0

Applicant: Nichol, Eleanor
Decision Date: September 28, 2006
Proposal: To subdivide the 9.6 ha property as divided by Highway 31 creating a 3.2 ha lot and a 6.4 ha lot.
Decision: Allowed subdivision along road as requested.

LOCAL GOVERNMENT RECOMMENDATIONS/COMMENTS:

No comments or recommendations.

STAFF COMMENTS:

It is recommended that the Commission consider the following:

- A site visit will help to determine whether the roads are veritable barriers to maintaining the parcel as one property and thus would require subdivision.
- The Agricultural Capability Map demonstrates that the improved rating for the property is 80% Class 3 and perhaps appropriate for some type of agriculture such as a fruit tree operation.

ATTACHMENTS:

1. ALR Map
2. Agricultural Capability Map
3. Aerial Photograph
4. Sketch of existing boundaries
5. Sketch of proposed boundaries

END OF REPORT



Signature



Date