



**Agricultural Land Commission**  
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October 5, 2007

Reply to the attention of Terra Kaethler  
ALC File: #F-37590

Raymond and Natasha Boisvert  
PO Box 245 - 8743 Martens Road  
Slocan, BC V0G 2C0

Dear Mr. and Mrs. Boisvert:

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

Please find attached the Minutes of Resolution # 507/2007 outlining the Commission's decision as it relates to the above noted application.

Please send two (2) paper prints of the final survey plan to this office. If the Commission finds the plan acceptable it will issue an order authorizing the Registrar of Land Titles to register the plan.

Yours truly,

PROVINCIAL AGRICULTURAL LAND COMMISSION

Per:

Erik Karlsen, Chair

cc: Regional District of Central Kootenay (A0719HS-2027-200)

Enclosure: Minutes

TK/lv  
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**A meeting was held by the Provincial Agricultural Land Commission on September 5, 2007 in Nelson, B.C.**

<b>PRESENT:</b>	Monika Marshall	Chair, Kootenay Panel
	Carmen Purdy	Commissioner
	D. Grant Griffin	Commissioner
	Terra Kaethler	Staff

### **For Consideration**

Application: # F- 37590  
Applicant: Raymond and Natasha Boisvert  
Proposal: To subdivide to create two (2) 2.0 ha parcels  
Legal: PID: 010-994-572  
Lot 13, District Lot 381, Kootenay District, Plan 1114, Except Part included in Plan 9692  
Location: 8743 Martens Road, Slocan

### **Site Inspection**

A site inspection was conducted on September 5, 2007. Those in attendance were:

- Monika Marshall Chair, Kootenay Panel
- Carmen Purdy Commissioner
- D. Grant Griffin Commissioner
- Terra Kaethler Staff
- Darryl Smith Agrologist, Ministry of Agriculture and Lands
- Raymond Boisvert Applicant

The Commission met with the applicant and walked the property. The applicant stated that the property used to be a gravel pit.

The applicant confirmed receipt of the August 21, 2007 Staff Report. It was noted in the Report that the property was rated Prime Dominant for agriculture. However, at the site visit, and upon further review of the file, it was identified that the Canada Land Inventory (CLI) mapping identifies the subject property as having Secondary ratings for 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.

## **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, which range from Class 1 (high agricultural capability) to Class 7 (no agricultural capability)

The agricultural capability of the soil of the subject property is 60% Class 5 and 40% Class 4 with limitations of topography, stoniness and moisture deficiency, rather than prime dominant ratings as stated.

Class 5 – Land in this class has limitations that restrict its capability to producing perennial forage crops or other specially adapted crops.

Class 6 – Land in this class is non-arable but is capable of producing native and or uncultivated perennial forage crops.

The Commission believes that due to the soil ratings and the previous use as a gravel pit, the property has limited 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. The Commission does not believe the proposal would impact existing or potential agricultural use of the property or 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 Griffin

**SECONDED BY:** Commissioner Purdy

THAT the application be approved;

AND THAT the approval is subject to the following condition:

- 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 # 507/2007**