



**Agricultural Land Commission**  
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Burnaby, British Columbia V5G 4K6  
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Reply to the attention of Terra Kaethler  
ALC File: L-37493

December 13, 2007

FCS Land Services Ltd - Partnership  
303 - 535 Victoria Avenue, N  
Cranbrook, BC V1C6S3

Dear Sir/Madam:

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

Please find attached the Minutes of Resolution # 672/2007 outlining the Commission's decision as it relates to the above noted application. As agent, it is your responsibility to notify your client(s) accordingly.

Yours truly,

PROVINCIAL AGRICULTURAL LAND COMMISSION

Per: 

Erik Karlsen, Chair

cc: Regional District of East Kootenay (P-707-315)

Enclosure: Minutes

TK/37493d1.doc



### **Discussion**

The Commission assessed the impact of the proposal against the long term goal of preserving agricultural land. Although the Commission recognized that the subject property had limited capability for agriculture, the Commission noted that the subject property is in an agricultural area of predominantly large parcels.

In the Commission's view, reduction of parcel size generally reduces the available options for agricultural use. Therefore, Commission believed that the subject parcel had more agricultural value as a single unit than as two separate parcels and that subdivision would negatively impact the agricultural opportunities available in the long-term.

Further, the Commission believed that the creation of a small, residential lot in an agricultural area would encourage further parcelization of agricultural areas and may impact existing or potential agricultural use of surrounding lands.

The intent of the Act is to preserve and protect agricultural lands and farm communities in the long-term and the Commission felt that subdivision of the subject property as proposed was not in keeping with that mandate.

### **Conclusions**

1. That the proposal will impact agriculture.

### **IT WAS**

**MOVED BY:** Commissioner Marshall

**SECONDED BY:** Commissioner Griffin

THAT the application be refused as proposed.

### **CARRIED**

**Resolution # 672/2007**