



**Agricultural Land Commission**  
133-4940 Canada Way  
Burnaby, British Columbia V5G 4K6  
Tel: 604 660-7000  
Fax: 604 660-7033  
www.alc.gov.bc.ca

Reply to the attention of Terra Kaethler  
ALC File: L-37494

December 17, 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 # 654/2007 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.

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: 

Erik Karlsen, Chair

cc: Regional District of East Kootenay (P-707-316)

Enclosure: Minutes/Sketch Plan

Tk/37494d1.doc



## **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 of the soil of the subject property is rated as improvable to Class 2 to Class 6 with a combination of limiting soil factors.

Class 2 – Land in this class has minor limitations that require good ongoing management practices or slightly restrict the range of crops, or both.

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

Although the majority of the property is rated as having high agricultural capability, upon the site visit, the Commission discussed that the soil capability appeared much lower than identified by CLI mapping, due to limitations of low fertility and topography.

### **Assessment of Agricultural Suitability**

The Commission 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 noted that the property is divided by a busy road with poor visibility and determined it was a significant barrier to farming the property as a single unit.

Further, the Commission recognized that the property was in close proximity to several non-agricultural uses such as industrial and commercial uses, a mobile home park and small residential parcels. It was also noted that the proposed lot sizes were not inconsistent with the majority of lot sizes in the area. The Commission believed these external factors limit the suitability of the property to be used as a single unit for agriculture.

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

The Commission also assessed the impact of the proposal against the long term goal of preserving agricultural land. As the property is physically divided by a road, and in an area compromised by non-farm development, the Commission did not believe the proposed subdivision would impact existing or potential agricultural use of the subject property or surrounding lands.

### **Conclusions**

1. That the proposal will not impact agriculture.

### **IT WAS**

**MOVED BY:** Commissioner Purdy

**SECONDED BY:** Commissioner Griffin

THAT the application 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 # 654/2007**



PLAN OF PROPOSED SUBDIVISION  
OF LOT 1, DISTRICT LOT 33,  
KOOTENAY DISTRICT,  
PLAN 2460

BCGS 82G.052



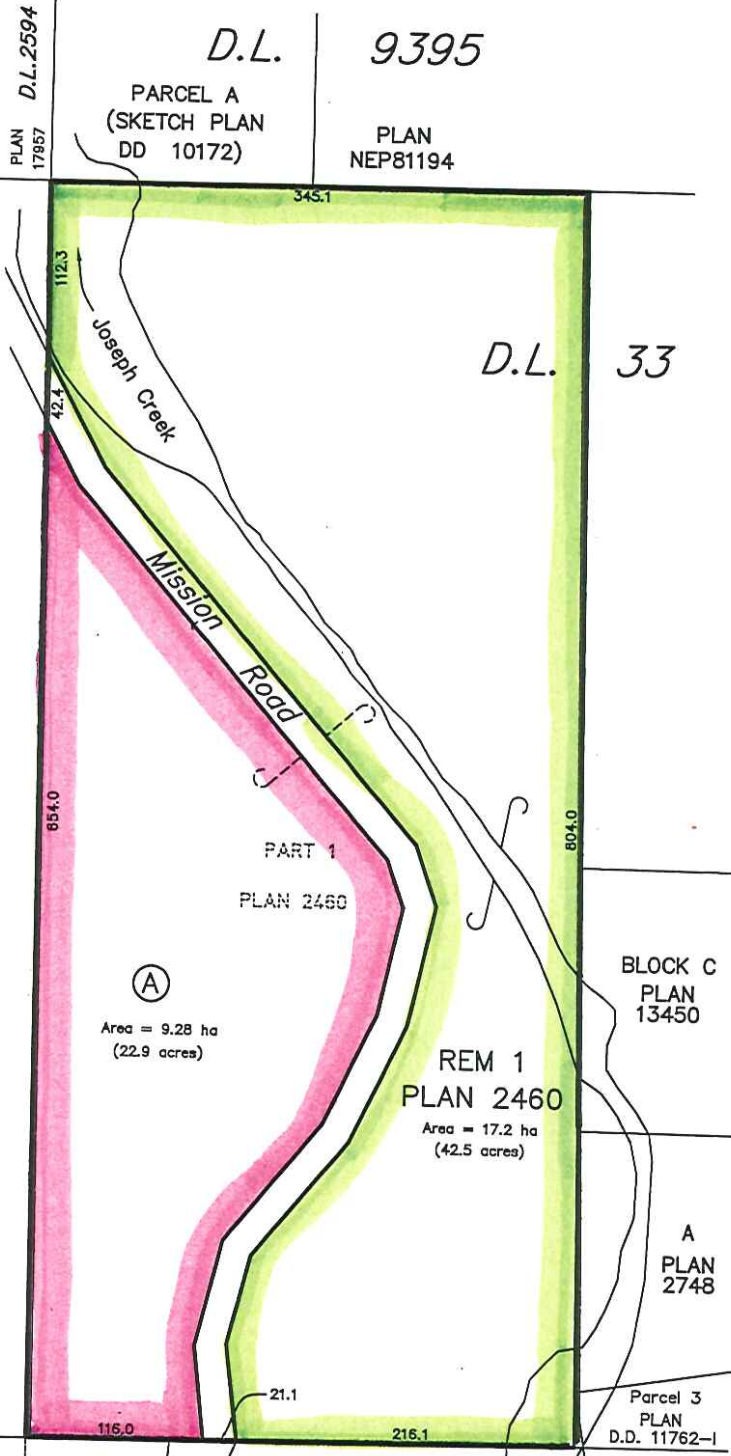
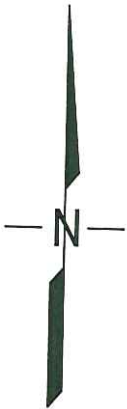
SCALE 1 : 3000

LEGEND

All distances are in metres.

Dimensions and areas shown hereon  
are derived from Land Title Office  
plan records and are subject to  
minor change upon legal survey.

This plan lies within the  
Regional District of East Kootenay



Provincial Agricultural Land Commission  
Application # 37494  
Resolution #654/2007

- Subject Property
- Approved Lot A (9.3 ha)
- Approved Remainder Lot 1 (17.2 ha)

April, 2007