



Agricultural Land Commission
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Reply to the attention of Terra Kaethler
ALC File: L-37549

December 17, 2007

Heather Thomason
7921 Clarricoates Road
Kimberley, BC V1A3L5

Dear Madam:

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

Thank you for meeting with the Commission on October 31, 2007. Please find attached the Minutes of Resolution # 656/2007 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: 

Erik Karlsen, Chair

cc: Regional District of East Kootenay (P707-411)

Enclosure: Minutes/Sketch Plan

TK/37549d1.doc

Discussion

The Commission assessed whether external factors such as encroaching non-farm development have caused or will cause the land to become unsuitable for agriculture. The Commission recognized that the subject property was in an area of small, rural residential lots, and that the proposed lot sizes would be consistent with the adjacent parcels. It was also noted that Clarricoates Road provided a good boundary to separate the smaller, residential parcels west of Clarricoates Road from the larger, predominantly agricultural parcels to the east of the road.

The Commission also assessed the impact of the proposal against the long term goal of preserving agricultural land. Due to the small lot sizes of the surrounding area, the Commission did not believe the proposal would impact existing or potential agricultural use of surrounding lands.

Conclusions

1. That the land under application has limited suitability for agricultural use.
2. That the proposal will not impact agriculture.
3. That the proposed lot sizes are consistent with other parcel sizes in the area.

IT WAS

MOVED BY: Commissioner Marshall

SECONDED BY: Commissioner Purdy

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 # 656/2007

