



**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: F-37603

December 18, 2007

Ward Engineering & Land Surveying Ltd  
#1-609 Baker Street  
Nelson, BC V1L4J3

Dear Sir/Madam:

**Re: Application to Exclude land from the Agricultural Land Reserve**

Please find attached the Minutes of Resolution # 464/2007 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:

A handwritten signature in black ink, appearing to read 'Erik Karlsen', written in a cursive style.

Erik Karlsen, Chair

cc: Regional District of Central Kootenay (A0709A-05391-000)

Enclosure: Minutes/Sketch Plan

TK/37603d1.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 ALR portion of the subject property is identified as improvable to Class 3C:

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

Due to the prime agricultural capability rating of the property, the Commission did not believe exclusion of the 0.6 ha portion of the property from the ALR was warranted.

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

Although the Commission did not support the exclusion of the 0.6 ha area, it considered that subdivision of the 0.6 ha portion of the property would not impact existing or potential agricultural use of the property or surrounding lands. As such the Commission was prepared to allow a subdivision of the 0.6 ha portion of the property.

### **Conclusions**

1. That the land under application has agricultural capability and is appropriately designated as ALR.
2. That subdivision as proposed will not impact agriculture.

### **IT WAS**

**Moved BY:**           Commissioner Purdy  
**SECONDED BY:**   Commissioner Griffin

THAT the application be refused as proposed, but that a subdivision of 0.6 ha 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**

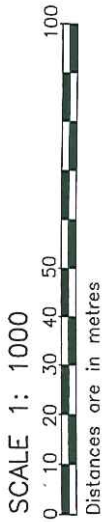
**Resolution # 464/2007**

**Provincial Agricultural Land Commission**  
**Application # 37603**  
**Resolution #464/2007**

-  Subject Property
-  Approved subdivision of 0.6 ha

PLAN OF PROPOSED SUBDIVISION OF PART OF PARCEL A (SEE 927771),  
 OF PARCEL 1 (SEE 96591), DISTRICT LOT 5021, KOOTENAY DISTRICT.

B.C.G.S. 82F 066



LOT 7  
 PLAN 790

*Subject Property*

**ALR**

DISTRICT

APPROXIMATE LOCATION OF ALR BOUNDARY

FILE 06-134  
 Drawing 06-134PLA  
 Date MARCH 5, 2007

**WARD ENGINEERING AND  
 LAND SURVEYING LTD**

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