



**Agricultural Land Commission**  
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June 27, 2008

Reply to the attention of Jennifer Carson  
ALC File: Q-37737

Leonard Longden & Karin Paul  
Box 334, 5665 Como Road  
Grand Forks, BC V0H1H0

Dear Mr. Longden and Ms. Paul:

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

Please find attached the Minutes of Resolution # 313/2008 outlining the Commission's decision as it relates to the above noted application.

Yours truly,

PROVINCIAL AGRICULTURAL LAND COMMISSION

Per: 

Erik Karlsen, Chair

cc: Regional District of Kootenay-Boundary (E-215-02332.045)

Enclosure: Minutes

JC/37737d1



## MINUTES OF THE PROVINCIAL AGRICULTURAL LAND COMMISSION

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**A meeting was held by the Provincial Agricultural Land Commission on June 2, 2008 in Grand Forks, B.C.**

**PRESENT:**     Monika Marshall                                     Chair, Kootenay Panel  
                  Carmen Purdy   Commissioner  
                  D. Grant Griffin                                     Commissioner  
                  Jennifer Carson                                     Staff

### **For Consideration**

Application:       # Q- 37737  
Applicant:         Leonard Longden & Karin Paul  
Proposal:          Boundary adjustment: to adjust the interior lot line between the two parcels to increase the size of the northern lot from .8 ha to 4.9 ha and reduce the size of the southern lot from 7.7 ha to 3.6 ha.  
  
Legal:             1. PID: 004-792-734  
                      Lot A, Plan 1582, District Lot 519, Similkameen Division of Yale Land District, Except Plan H142221  
                      2. PID: 009-032-126  
                      Plan B899, District Lot 519, Similkameen Division of Yale Land District  
  
Location:         5665 Como Road, Grand Forks

### **Site Inspection**

A site inspection was conducted on June 2, 2008. Those in attendance were:

- Monika Marshall             Chair, Kootenay Panel
- Carmen Purdy                Commissioner
- D. Grant Griffin             Commissioner
- Jennifer Carson             Staff
- Leonard Longden             Applicant

The Commission met with Mr. Longden at the subject property to discuss the application. Mr. Longden explained that there was a mistake on the sketch he submitted in terms of the location of the Cascade Power and Light Right of Way which in Mr. Longden's opinion made the subdivision more appropriate. Furthermore, he explained that he is interested in pursuing the boundary adjustment in order to be able to retain a portion of the field making up the larger property for personal use, and also to be able to sell the remaining portion as it has become too large for him to farm. Mr. Longden has had bad experiences leasing his property and thus does not wish to go that route. The Commission discussed the excellent agricultural capability of the property and explained that it would be carefully considering whether it was in the best interest of agriculture to split a productive field into two parcels.

### **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.

The improved ratings of the agricultural capability of the soil of the subject property are

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

#### Subclasses

M soil moisture deficiency

### **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 does not believe there are external factors that render the land unsuitable for agricultural use.

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

The Commission also assessed the impact of the proposal against the long term goal of preserving agricultural land. The property containing the field is made up of Class 2 land and is currently a productive field. Although the Commission has empathy for Mr. Longden's rationale for his request, it believed that it would not be appropriate to make its decision based on personal circumstances. The Commission believes the proposal would adversely impact existing or potential agricultural use of the larger subject property comprising the field.

### **Conclusions**

1. That the land under application has agricultural capability and is appropriately designated as ALR.
2. That the land under application is suitable for agricultural use.
3. That the proposal will impact agriculture.
4. That the proposal is inconsistent with the objective of the *Agricultural Land Commission Act* to preserve agricultural land.

### **IT WAS**

**MOVED BY:** Commissioner Purdy

**SECONDED BY:** Commissioner Marshall

THAT the application be refused.

### **CARRIED**

**Resolution # 313/2008**