



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

March 14, 2008

Reply to the attention of Jennifer Carson
ALC File: L-37796

Bonnie Bukwa
RR1 - Site 4 - Comp C0 - 8166 Betts Road
Wardner, BC
V0B 2J0

Dear Ms. Bukwa:

Re: Application to Include land in the Agricultural Land Reserve

Please find attached the Minutes of Resolution # 85/2008 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 East Kootenay (P-707-341)

Enclosure: Minutes



MINUTES OF THE PROVINCIAL AGRICULTURAL LAND COMMISSION

A meeting was held by the Provincial Agricultural Land Commission on March 11, 2008 via conference call.

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

For Consideration

Application: # L- 37796
Applicant: Bonnie Bukwa
Proposal: To include into the Agricultural Land Reserve approximately 49 ha making the whole 72.2 ha subject property part of the Agricultural Land Reserve.
Legal: PID: 026-180-774
 Lot A, District Lot 11778 and 16255, Kootenay District, Plan NEP77396
Location: 8166 Betts Road, Mayook area

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 5 – Land in this class has limitations that restrict its capability to producing perennial forage crops or other specially adapted crops.
Class 6 – Land in this class is non-arable but is capable of producing native and or uncultivated perennial forage crops.
Class 7 – Land in this class has no capability for arable or sustained natural grazing

Subclasses

P stoniness
R shallow soil / bedrock outcroppings
T 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 discussed that the applicant is currently using the remainder of the subject property that is currently not within the ALR for crop farming. Furthermore, the applicant mentioned that she has a water license to irrigate the hayfield on the property. Also discussed was the applicant's reference of the ability to grow cherries, plums, apricots and apples on her property due to a mild climate. 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. In light of the Commissioners not being able to view the property, it was noted that the Regional District's Agricultural Advisory Committee accepted the application as presented, indicating that the remainder of the property should be included within the ALR. Also discussed was the applicant's interest in keeping the whole property as one unit within the ALR so as to preserve its future for agricultural use. The Commission believes the proposal would have a positive impact on existing or potential agricultural use of surrounding lands.

Conclusions

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

IT WAS

MOVED BY: Commissioner Griffin
SECONDED BY: Commissioner Purdy

THAT the application be allowed as proposed.

CARRIED

Resolution # 85/2008