



**Agricultural Land Commission**  
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May 15, 2008

Reply to the attention of Jennifer Carson  
ALC File: L-37797

Daryl and Lynne Shellborn  
Box 39 - 1602 Shellborn Road  
Jaffray, BC V0B1T0

Dear Mr. & Mrs. Shellborn:

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

Please find attached the Minutes of Resolution # 247/2008 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

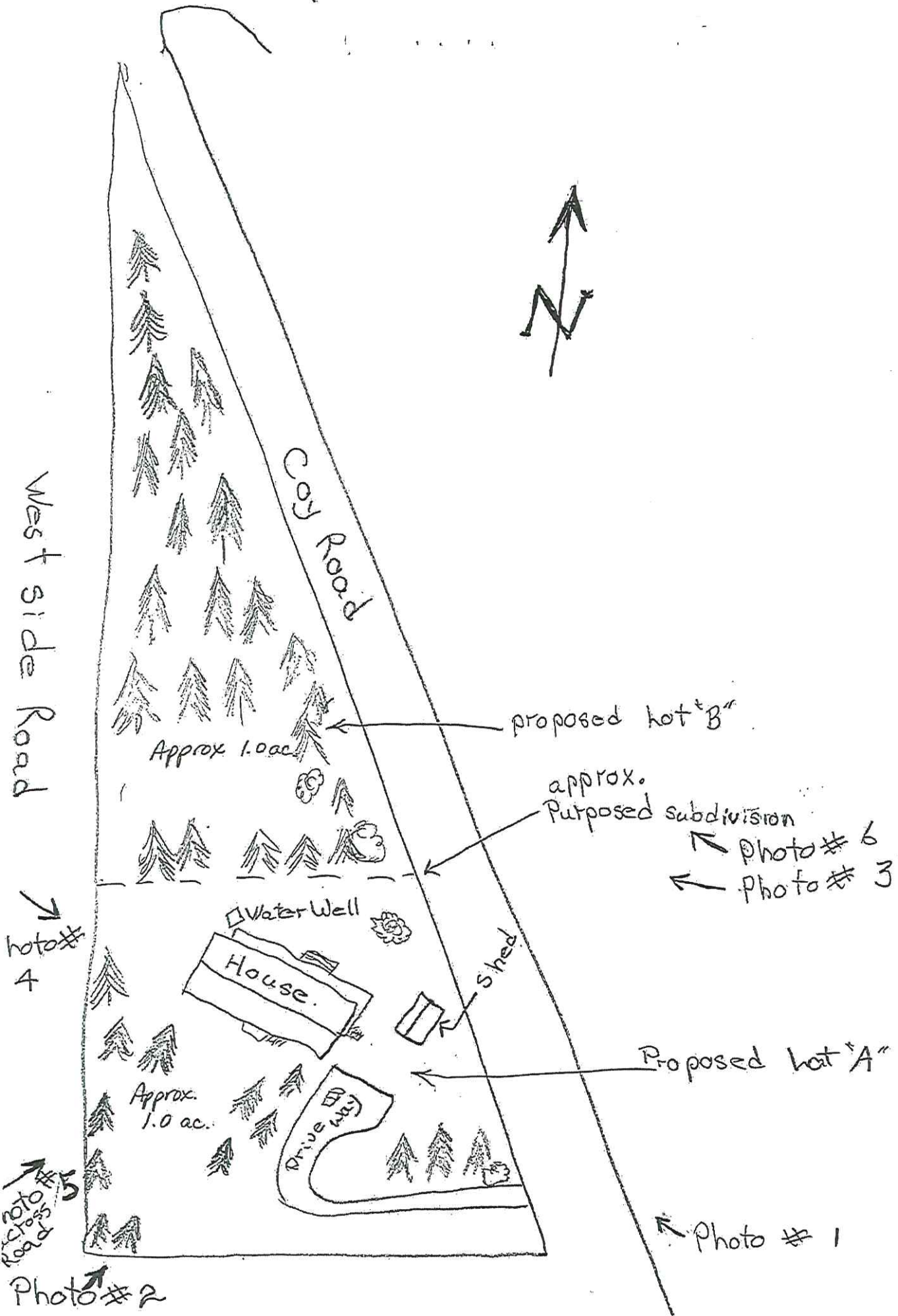
Per: 

Erik Karlsen, Chair

cc: Regional District of East Kootenay (P-707-226)

Enclosure: Minutes/Sketch Plan

JC/37797d1



West Side Road

Coy Road



Approx. 1.0 ac.

proposed lot "B"

approx. Purposed subdivision

Photo # 6

Photo # 3

Photo # 4

Water Well

House

Shed

Proposed lot "A"

Approx. 1.0 ac.

Driveway

Photo # 5

Photo # 2

Photo # 1



## **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 for 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.
- Class 4 – Land in this class has limitations that require special management practices or severely 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.
- Class 7 – Land in this class has no capability for arable or sustained natural grazing

#### Subclasses

M	soil moisture deficiency	P	stoniness	T	topography
X	cumulative and minor adverse	W	excess water		

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

The Commission also assessed the impact of the proposal against the long term goal of preserving agricultural land. The Commission believes that the subdivision of this particular property will not have an adverse impact on agriculture as the portion of the property with agricultural capability will be kept as one parcel. The Commission does not believe the proposal would impact existing or potential agricultural use of surrounding lands.

### **Conclusions**

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

### **IT WAS**

**MOVED BY:** Commissioner Purdy

**SECONDED BY:** Commissioner Marshall

THAT the application be allowed.

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 # 247/2008**