



**Agricultural Land Commission**  
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April 15, 2008

Reply to the attention of Jennifer Carson  
ALC File: Q-37871

Julia McDonald  
3608 Christian Valley Road  
Westbridge, BC V0H2B0

Dear Ms. McDonald:

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

Please find attached the Minutes of Resolution # 126/2008 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:

A handwritten signature in black ink, appearing to read 'Erik Karlsen', is written over the printed name.  
Erik Karlsen, Chair

cc: Regional District of Kootenay-Boundary (E-1413s-04754-010)

Enclosure: Minutes/Sketch Plan

**A meeting was held by the Provincial Agricultural Land Commission on March 25, 2008 in Grand Forks, B.C.**

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

### **For Consideration**

Application: # Q- 37871  
Applicant: Julia McDonald  
Proposal: To subdivide the 2.1 ha property into one (1) lot of 1.1 ha and one (1) lot of 1.0 ha.  
Legal: PID: 003-063-534  
Lot 2, District Lot 1413S, Similkameen Division Yale District, Plan 33886  
Location: 3608 Christian Valley Road, 10 km north of Westbridge.

### **Site Inspection**

A site inspection was conducted on March 25, 2008. Those in attendance were:

- Monika Marshall Chair, Kootenay Panel
- Carmen Purdy Commissioner
- D. Grant Griffin Commissioner
- Roger Cheetham Staff
- Jennifer Carson Staff
- Julia MacDonald Applicant

The Commission met with Julia MacDonald at the subject property to discuss the application. Mrs. MacDonald pointed out the boundaries of the property and mentioned that there are currently two wells on the property which would allow each of the proposed parcels to have a well. As the property is situated adjacent to a creek, the applicant mentioned that the property does flood on occasion. Despite a portion of the property that is relatively flat by the creek, the Commissioners noted that a portion of the property had topographical constraints.

### **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 agricultural capability of the soil of the subject property is:

Class 6 – Land in this class is non-arable but is capable of producing native and or uncultivated perennial forage crops.

#### Subclasses

R shallow soil / bedrock outcroppings  
T topography

At the site visit, the Commission confirmed that the property was extremely limited in agricultural capability due to the topographical conditions.

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

The Commission also assessed the impact of the proposal against the long term goal of preserving agricultural land. The Commissioners discussed the application and believe that the property has limited agriculture capability due to topographical constraints, and therefore, believe that the proposal would not adversely impact existing or potential agricultural use of surrounding lands.

### **Conclusion**

That the proposal will not adversely 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:

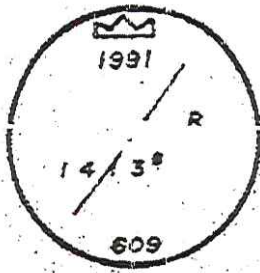
- the subdivision be in substantial compliance with the plan submitted with the application
- the subdivision must be completed within three (3) years from the date of this decision.

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**

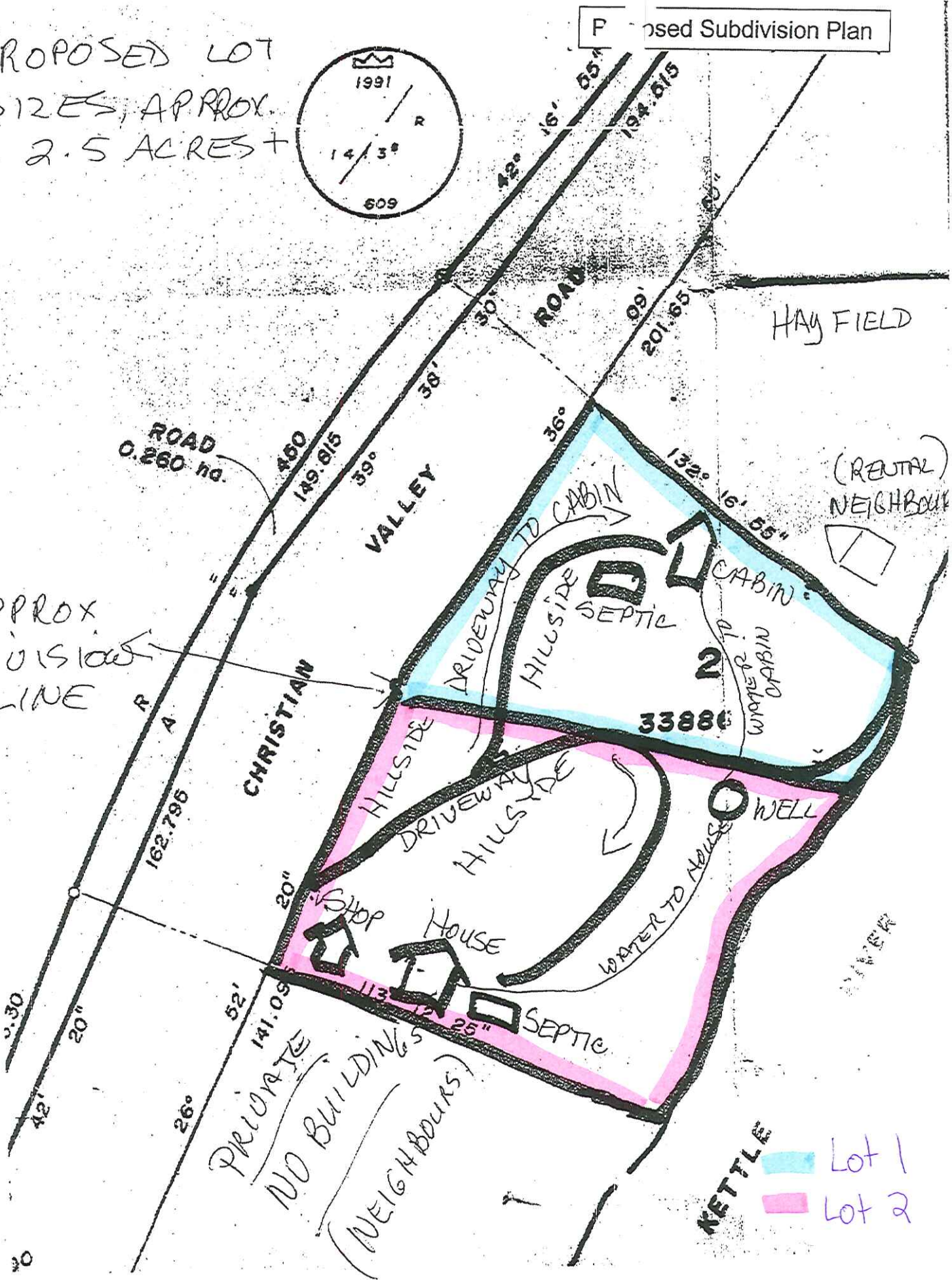
**Resolution # 126/2008**

PROPOSED LOT  
SIZES, APPROX.  
2.5 ACRES +



Proposed Subdivision Plan

APPROX  
DIVISION  
LINE



KETTLE  
Lot 1  
Lot 2