



Agricultural Land Commission
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May 16, 2008

Reply to the attention of Jennifer Carson
ALC File: F-37915

Rocklin and Ye Isbell
RR2 - Site 33B - Comp 18
Nakusp, BC V0G1R0

Dear Mr. and Mr. Isbell:

Re: Application to Exclude land from the Agricultural Land Reserve

Please find attached the Minutes of Resolution # 256/2008 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 Central Kootenay (A0802K-01262-000)

Enclosure: Minutes

JC/37915d1

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 1 – Land in this class either has no or only very slight limitations that restrict its use for the production of common agricultural crops.

Class 2 – Land in this class has minor limitations that require good ongoing management practices or slightly restrict the range of crops, or both.

Subclasses

T topography

The Commission noted the excellent agricultural capability of the property reflected the CLI ratings and the access to a substantial amount of water.

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 Commission discussed the application and decided that no subdivision of the property would be appropriate as parcelization of a property with such high agricultural capability would be inappropriate. The Commission believes the proposal would adversely impact existing or potential agricultural use of surrounding lands.

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 Marshall

SECONDED BY: Commissioner Griffin

THAT the application be refused.

CARRIED

Resolution # 256/2008