



**Agricultural Land Commission**  
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May 14, 2008

Reply to the attention of Jennifer Carson  
ALC File: L-37920

Okay Charolais Ltd Inc. #526808  
Box 55 - 4592 Columbia Station Road  
Canal Flats, BC V0B1B0

Dear Mr. Macgregor:

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

Please find attached the Minutes of Resolution # 238/2008 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-707-569)

Enclosure: Minutes

JC/37920d1



## MINUTES OF THE PROVINCIAL AGRICULTURAL LAND COMMISSION

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**A meeting was held by the Provincial Agricultural Land Commission on May 6, 2008 in Invermere, B.C.**

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

### **For Consideration**

Application:       # L- 37920  
Applicant:         Okay Charolais Ltd Inc. #526808  
Proposal:          To subdivide the 26.8 ha subject property to create two parcels, each approximately 13.4 ha.  
Legal:             PID: 008-632-979  
                      Sublot 10, District Lot 4596, Kootenay District, Plan X32, Except 1)  
                      Part included in RW Plan 1203. 2) Part included in Plan 18968 and 3)  
                      Part included in Plan R345  
Location:         4592 Columbia Street, Columbia Lake

### **Site Inspection**

A site inspection was conducted on May 6, 2008. Those in attendance were:

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

The Commission met with the applicant and viewed the subject property. The Commission noted that there were four ravines that Mr. MacGregor estimated took up approximately 30% of the subject property. Furthermore, the portion of the property close to the lake has swampy areas. As the property is large, the Commission drove to the various portions of the property. Mr. MacGregor explained that they held water rights from the lake. When asked about whether or not they were going to be pursuing an agricultural use of the property, Mr. Macgregor mentioned that they would possibly have a nursery stock or tree farm which would also assist in buffering the houses from the highway noise. The Commission also noted that the adjacent property to the south has an alfalfa field.

### **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 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 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.

#### Subclasses

- P stoniness
- T topography
- X cumulative and minor adverse

### **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 noted that while there exists some limitations to farming the whole property (the silt cliffs, swamp area and steep ravines), there is good agricultural land close to the road that could be used as such. Subdividing this area would split up the good agricultural land and thus have an adverse impact on the types of agricultural operations that could be pursued on the property as well as the 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 adversely 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 Purdy

THAT the application be refused.

### **CARRIED**

**Resolution # 238/2008**