



Agricultural Land Commission
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June 6, 2009

Reply to the attention of Brandy Ridout
ALC File: L-38635

Dalton and Stacey Coleman
3430 Hydro Road
Cranbrook, BC
V1C7B2

Dear Sir/Madam:

Re: Application to Subdivide Land within the Agricultural Land Reserve

Please find attached the Minutes of Resolution # 200/2009 and a sketch plan 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: 

Erik Karlsen, Chair

Enclosure: Minutes/Sketch Plan

cc: Regional District of East Kootenay (P-708-335)

MC/i/38635d1



MINUTES OF THE PROVINCIAL AGRICULTURAL LAND COMMISSION

A meeting was held by the Provincial Agricultural Land Commission on May 27, 2009 at Cranbrook, B.C.

PRESENT: Barry Minor
Carmen Purdy
Jerry Thibeault
Martin Collins
Chair, Kootenay Panel
Commissioner
Commissioner
Staff

For Consideration

Application: # L- 38635
Applicant: Dalton and Stacey Coleman
Proposal: Subdivision for a relative: To subdivide the 62.4 ha subject property into three (3) properties of approximately 20.8 ha each.
Legal: PID: 009-503-081
Lot A, District Lot 2313A, 4591 and 9611, Kootenay District, Plan 15241
Location: North of Hydro Rd., southeast of Cranbrook

Site Inspection

No site inspection was conducted.

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.

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.

The major limiting subclass is topography. The land under application has very limited capability for agricultural uses, with the exception of seasonal grazing.

Assessment of Agricultural Suitability

The Commission assessed whether 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 that there are external factors that render the land unsuitable for agricultural (grazing) uses.

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 the subdivision proposal would not have any impact on existing or potential agricultural use of surrounding lands.

Conclusions

1. That the land under application has very limited agricultural capability and is unsuitable for intensive agricultural use.
2. That the subdivision proposal will not impact agriculture.

IT WAS

MOVED BY: Commissioner C. Purdy

SECONDED BY: Commissioner B Minor

THAT the application to subdivide the 62.4 ha property into three ~ 20 lots be allowed.

AND THAT the approval is subject to the following conditions:

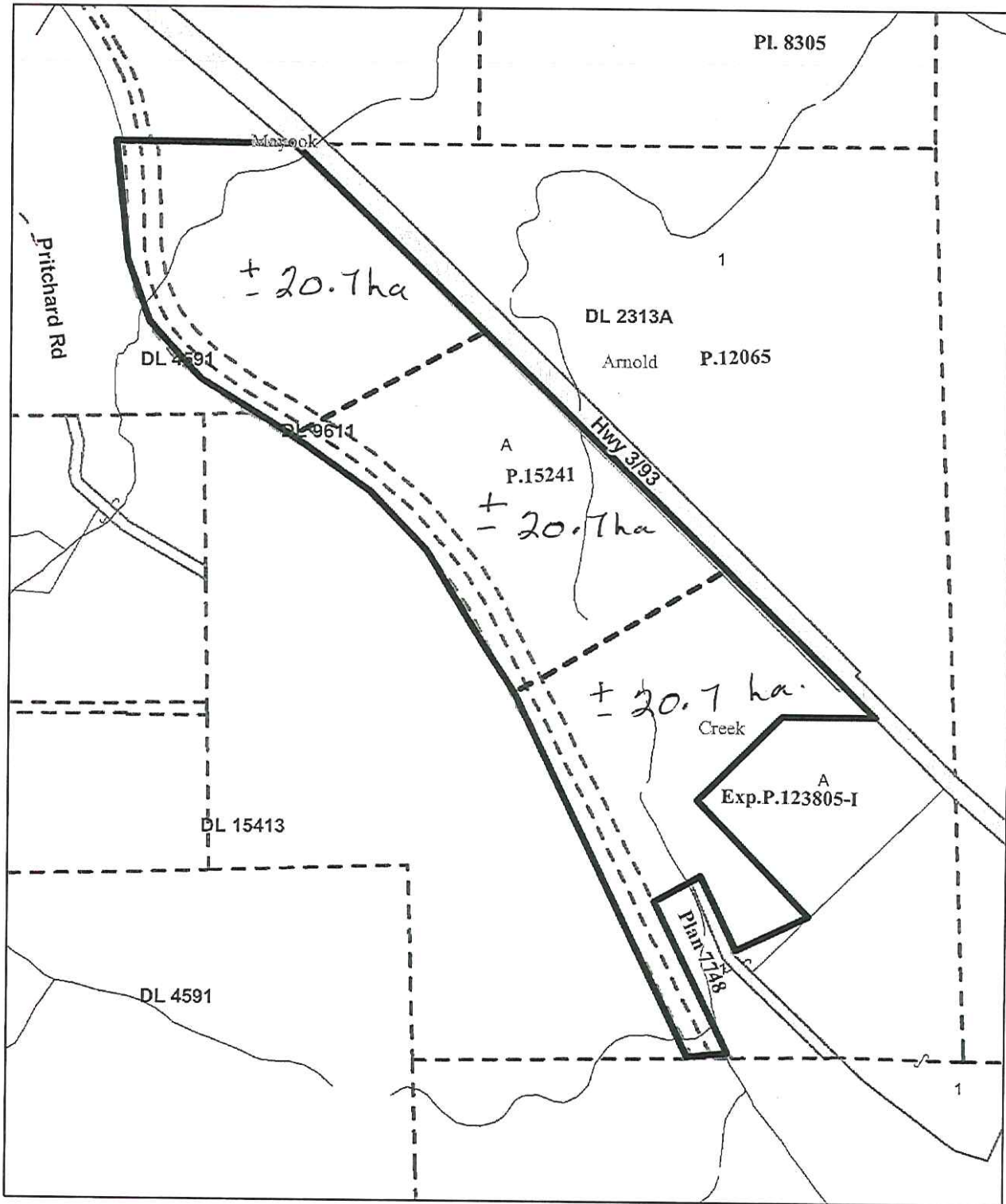
- the subdivision must be completed within three (3) years from the date of this decision.

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 # 200/2009

APPROVED SUBDIVISION (RESOLUTION # 200/2009)



0 175 350 m.

Map center: 602031, 5484792



Scale: 1:10,000

This map is a user generated static output from an Internet mapping site and is for general reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable. THIS MAP IS NOT TO BE USED FOR NAVIGATION.

ALC APPLICATION L-38635