



**Agricultural Land Commission**  
133-4940 Canada Way  
Burnaby, British Columbia V5G 4K6  
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June 8, 2009

Reply to the attention of Martin Collins  
ALC File: F-38780

Bruce & Annalisa Coyle  
4139 Kays Road (Blewett)  
Nelson, BC V1L6V9

Dear Sir/Madam:

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

Please find attached the Minutes of Resolution # 194/2009 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', written over a white background.

Erik Karlsen, Chair

Enclosure: Minutes/Sketch Plan

cc: Regional District of Central Kootenay (#4035-20-A0901E-8216.400)

MC/i/38780d1



## MINUTES OF THE PROVINCIAL AGRICULTURAL LAND COMMISSION

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

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

### **For Consideration**

Application: # F- 38780  
Applicant: Bruce & Annalisa Coyle  
Proposal: To subdivide the 3.1 ha property into a 0.6 ha lot and 2.5 ha lot.  
Legal: PID: 026-073-030  
Lot 1, District Lot 6304, Kootenay District, Plan NEP76576  
Location: Blewett, south of Nelson

### **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 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.

The limiting subclasses are topography, rockiness and moisture deficiency.

### **Assessment of Agricultural Suitability**

In its assessment as to whether the land is suitable for agricultural development the Commission recalled that the small parcel sizes, poor soils, severe climate, and topography, and unfavourable aspect make ALR land in the Blewett area unsuitable for agricultural development. The Commission believes that subdivision would not substantively affect the very limited agricultural potential of the property.

### **Conclusions**

1. That the land under application has limited agricultural capability.
2. That the subdivision proposal will not impact agriculture.

### **IT WAS**

**MOVED BY:** Commissioner C. Purdy

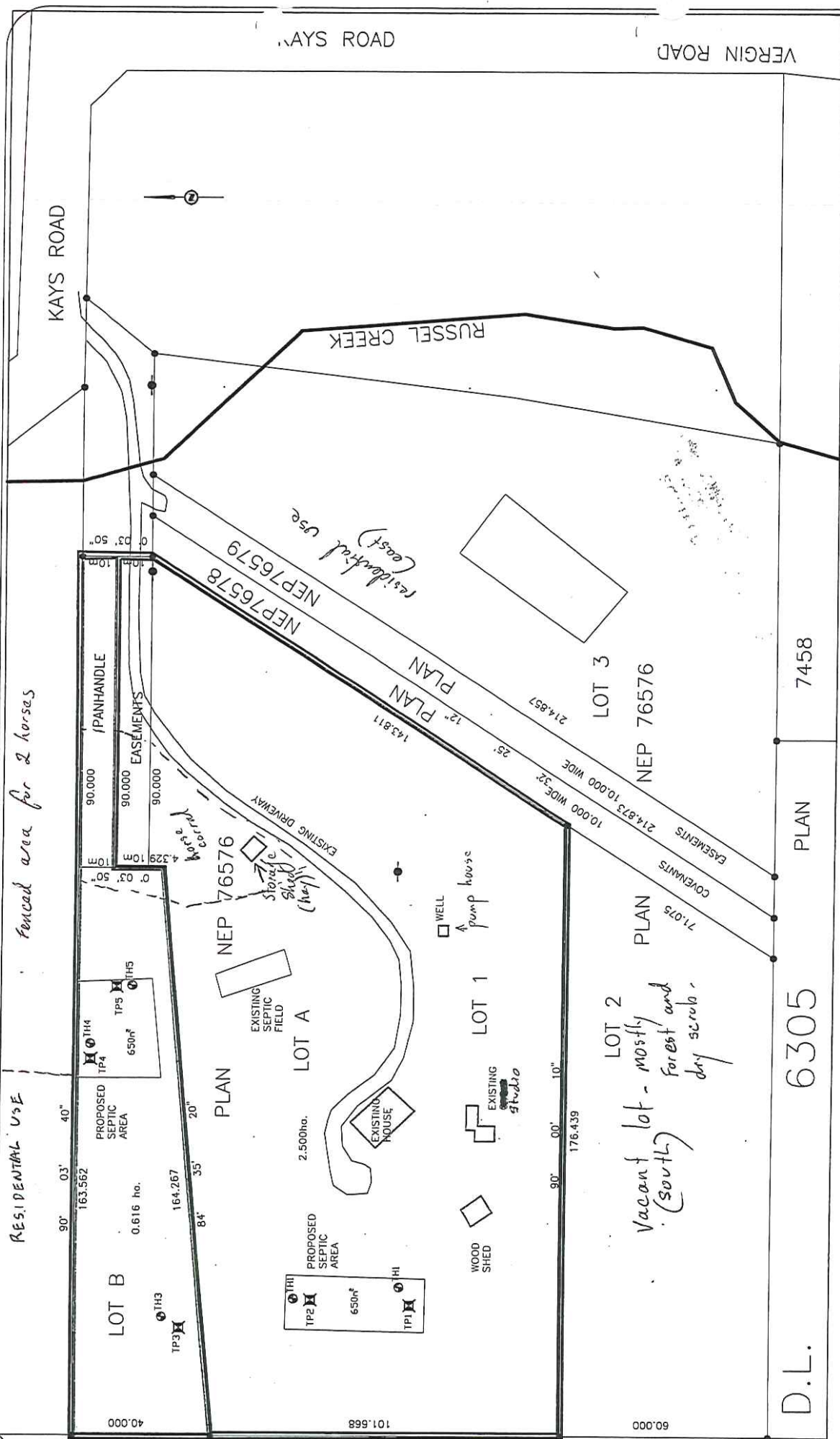
**SECONDED BY:** Commissioner B. Minor

THAT the application to subdivide a 0.6 ha lot from the 2.5 ha property be allowed

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 # 194/2009**



COYLE  
SUBDIVISION  
KAYS ROAD  
NELSON BC

Project No.	BRUCE COYLE	Sheet No.	01
Scale	1:1000	Sheet	
Date	JAN 05, 2008	Rev.	

DESIGNED	DATE	BY
CHECKED	DATE	BY
DRAWN	DATE	BY



APPROVED SUBDIVISION

ALL APPLICATION: F - 38780  
RESOLUTION # 194/2009

D.L. 6305 PLAN 7458