



Agricultural Land Commission
3-4940 Canada Way
Burnaby, British Columbia V5G 4K6
Tel: 604 660-7000
Fax: 604 660-7033
www.alc.gov.bc.ca

September 22, 2009

Reply to the attention of Brandy Ridout
ALC File: F - 38826

Robert and Lorraine Podovelnikoff
Site 12, C-4, RR1
Slocan Park, B.C.
V0G 2E0

Dear Sir/Madam:

Re: Application for non farm uses within the Agricultural Land Reserve

Please find attached the Minutes of Resolution #837/2009 outlining the Commission's decision as it relates to the above noted application.

Other approvals may be necessary. Prior to proceeding, the Commission suggests you contact your Local Government.

Yours truly,

PROVINCIAL AGRICULTURAL LAND COMMISSION

Per:

A handwritten signature in black ink, appearing to read 'Erik Karlsen', is written over a horizontal line.

Erik Karlsen, Chair

Enclosure: Minutes

cc: Regional District of Central Kootenay File: 4035-20-A0902HS-08984.000

MC/i/3826d1

Class 5 – Land in this class has limitations that restrict its capability to producing perennial forage crops or other specially adapted crops.

The limiting subclasses are topography (T), stoniness (P) and moisture deficiency (M).

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 there are external factors that render the land unsuitable for agricultural use.

Assessment of Impact on Agriculture

The Commission also assessed the impact of a third dwelling against the long term goal of preserving agricultural land. The Commission believed that the third dwelling would have no substantive impacts on the arability of the property. It had no objection to either a permanent dwelling or a mobile home, but preferred that the dwelling not be located on the arable field area.

Conclusions

1. That the land under application has agricultural capability and is suitable for agricultural use.
2. That the third dwelling will not substantively affect the agricultural potential of the property.

IT WAS

MOVED BY: Commissioner J. Thibeault

SECONDED BY: Commissioner C. Purdy

THAT the application for a third dwelling be allowed, subject to the dwelling being constructed within three (3) years.

CARRIED

Resolution # 837/2009