



Agricultural Land Commission
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November 10, 2009

Reply to the attention of Martin Collins
ALC File: 38870/45823

Jacob and Olga Plonidin
PO Box 45
South Slocan, B.C.
V0G 2G0

Dear Sir/Madam:

Re: Application to construct a second dwelling on an ALR Parcel.

Please find attached the Minutes of Resolution # 1272/2009 and a sketch plan 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 dark ink, appearing to read 'Erik Karlsen', written over a light-colored background.

Erik Karlsen, Chair

Enclosure: Minutes/Sketch Plan

cc: Regional District of Central Kootenay (4035-20-A0905Hs-0835)

MC/i/38870d1

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 and seasonal moisture deficiency.

The improved agricultural ratings are complex:

- 30 % Class 2 – Land in this class has minor limitations that require good ongoing management practices or slightly restrict the range of crops, or both.
- 50% Class 3 – Land in this class has limitations that require moderately intensive management practices or moderately restrict the range of crops, or both.
- 20% Class 5 – Land in this class has limitations that restrict its capability to producing perennial forage crops or other specially adapted crops.

The land is capable of agricultural development.

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 recalled that Section 3 (b)(ii) of B.C. Regulation #171/2002 permits one manufactured home, up to 9 m in width, for use by a member of the owner's immediate family as a second dwelling. The necessity for the application is because no family member would live in the second (rental) dwelling. However, the Commission did not believe that a second dwelling would have a substantive impact on the agricultural capability of the property.

Conclusions

1. That the land under application has agricultural capability and is suitable for agricultural uses.
2. That the second residential dwelling proposal will not impact agriculture.

IT WAS

MOVED BY: Commissioner B. Minor
SECONDED BY: Commissioner J. Thibeault

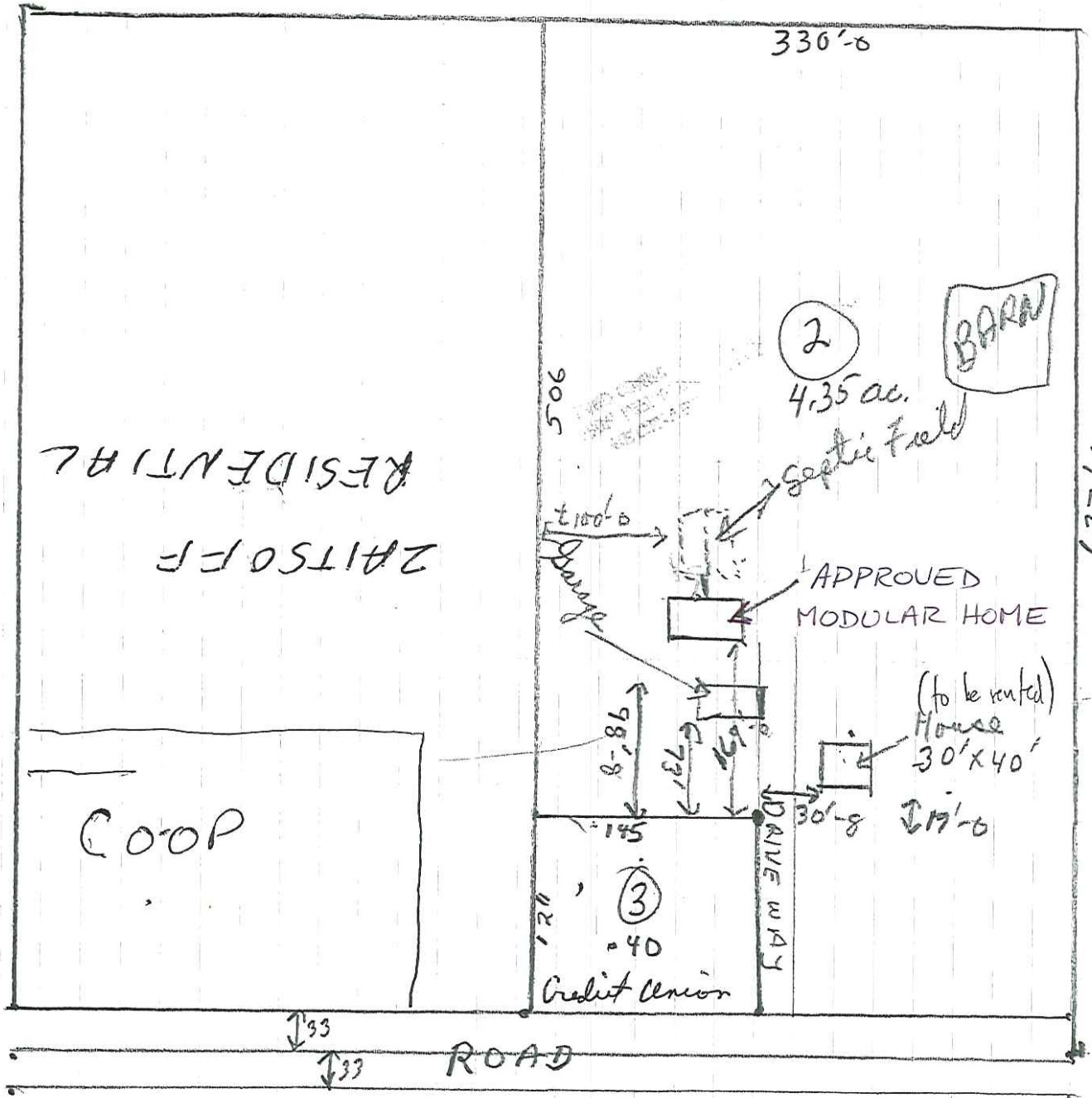
THAT the application to construct a second (manufactured) home on the 1.7 ha subject property for the landowner's use and rent the single family dwelling to a non family member be approved.

The approval is subject to the second dwelling being constructed within 3 years of the date of the decision.

This decision does not relieve the owner or occupier of the responsibility to comply with applicable Acts, regulations, bylaws of the local government. This includes zoning, subdivision, or other land use bylaws, and decisions of any authorities that have jurisdiction under an enactment.

CARRIED

Resolution # 1272/2009



SUBDIVISION

RESIDENTIAL

C P R

ALC APPLICATION F-38870

RESOLUTION # 1272/2009