



**Agricultural Land Commission**  
133-4940 Canada Way  
Burnaby, British Columbia V5G 4K6  
Tel: 604 660-7000  
Fax: 604 660-7033  
www.alc.gov.bc.ca

June 8, 2009

Reply to the attention of Brandy Ridout  
ALC File: L-38879

Philip Jones  
3900 53rd Street South  
Cranbrook, BC V1C7A3

Dear Sir:

**Re: Application to construct a duplex in the Agricultural Land Reserve**

Please find attached the Minutes of Resolution # 215/2009 outlining the Commission's decision as it relates to the above noted application. As agent, it is your responsibility to notify your client(s) accordingly.

Yours truly,

PROVINCIAL AGRICULTURAL LAND COMMISSION

Per: 

Erik Karlsen, Chair

Enclosure: Minutes

cc: Regional District of East Kootenay (P 709 301)  
BC Assessment, Cranbrook

MCi/38879d1



## MINUTES OF THE PROVINCIAL AGRICULTURAL LAND COMMISSION

---

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

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

### **For Consideration**

Application: # L- 38879  
Applicant: Penny Jones  
Agent: Philip Jones  
Proposal: To construct a duplex on the 2 ha property.  
Legal: PID: 015-961-451  
Location: Lot 49, District Lot 4591, Kootenay District, Plan 1082  
Gold Creek subdivision, southeast 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 Impact on Agriculture**

The Commission noted that no residence exists on the property and that the duplex would have a similar footprint as a large single family dwelling which is permitted without an application on a land registry parcel in the ALR. In addition, parcels in the Gold Creek subdivision have limited suitability for agriculture because of their small size. As such the Commission believes the duplex would not have any impact on the agricultural potential of the property.

#### **IT WAS**

**MOVED BY:** Commissioner C. Purdy  
**SECONDED BY:** Commissioner B Minor

THAT the application for a duplex be allowed.

**CARRIED**  
**Resolution # 215/2009**