



Agricultural Land Commission
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September 23, 2009

Reply to the attention of Brandy Ridout
ALC File: F-38886

David Madden
RR 1 S4B C15
715 Crescent Bay Road
Nakusp, B.C.
V0G 1R0

Dear Sir:

Re: Application for a non farm use within the Agricultural Land Reserve

Please find attached the Minutes of Resolution # 836/2009 and sketch plans (2 pages) 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.

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

Yours truly,

PROVINCIAL AGRICULTURAL LAND COMMISSION

Per: 

Erik Karlsen, Chair

Enclosure: Minutes/Sketch Plans

cc: Regional District of Central Kootenay File: 4035-20-A0904K-01594

MC/i/38886d1

Class 2 – Land in this class has minor limitations that require good ongoing management practices or slightly restrict the range of crops, or both.

Class 3 – Land in this class has limitations that require moderately intensive management practices or moderately restrict the range of crops, or both.

The limiting subclass is topography (T).

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. It is noted that the 1.8 ha parcel lies in a large rural subdivision of similar sized lots and is primarily forested. Many of the smaller lots to the north are cleared and used as a single farm unit for forage/pasture. As such 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 the proposal against the long term goal of preserving agricultural land. The Commission does not believe the use of an existing 120 sq meter workshop or using 600 sq meters for outdoor storage for raw material and finished products will negatively affect the limited agricultural potential of the 1.8 ha parcel or have a deleterious effect on adjoining ALR parcels.

Conclusions

1. That the land under application has limited agricultural capability due to its small size.
2. That the wood processing business will not substantively affect the long term agricultural capability of the property, or adjoining or nearby farm operations.

IT WAS

MOVED BY: Commissioner J. Thibeault

SECONDED BY: Commissioner C. Purdy

THAT the application for a 120 sq meter wood workshop building and to use a 600 sq meter area for outdoor storage be allowed as proposed.

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.

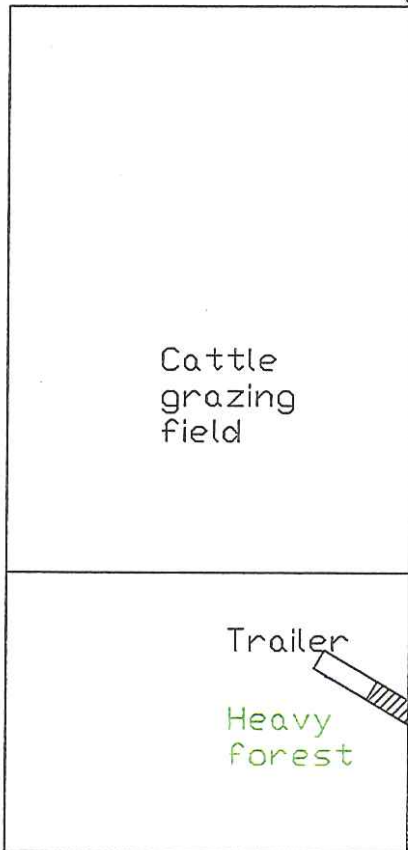
CARRIED

Resolution # 836/2009

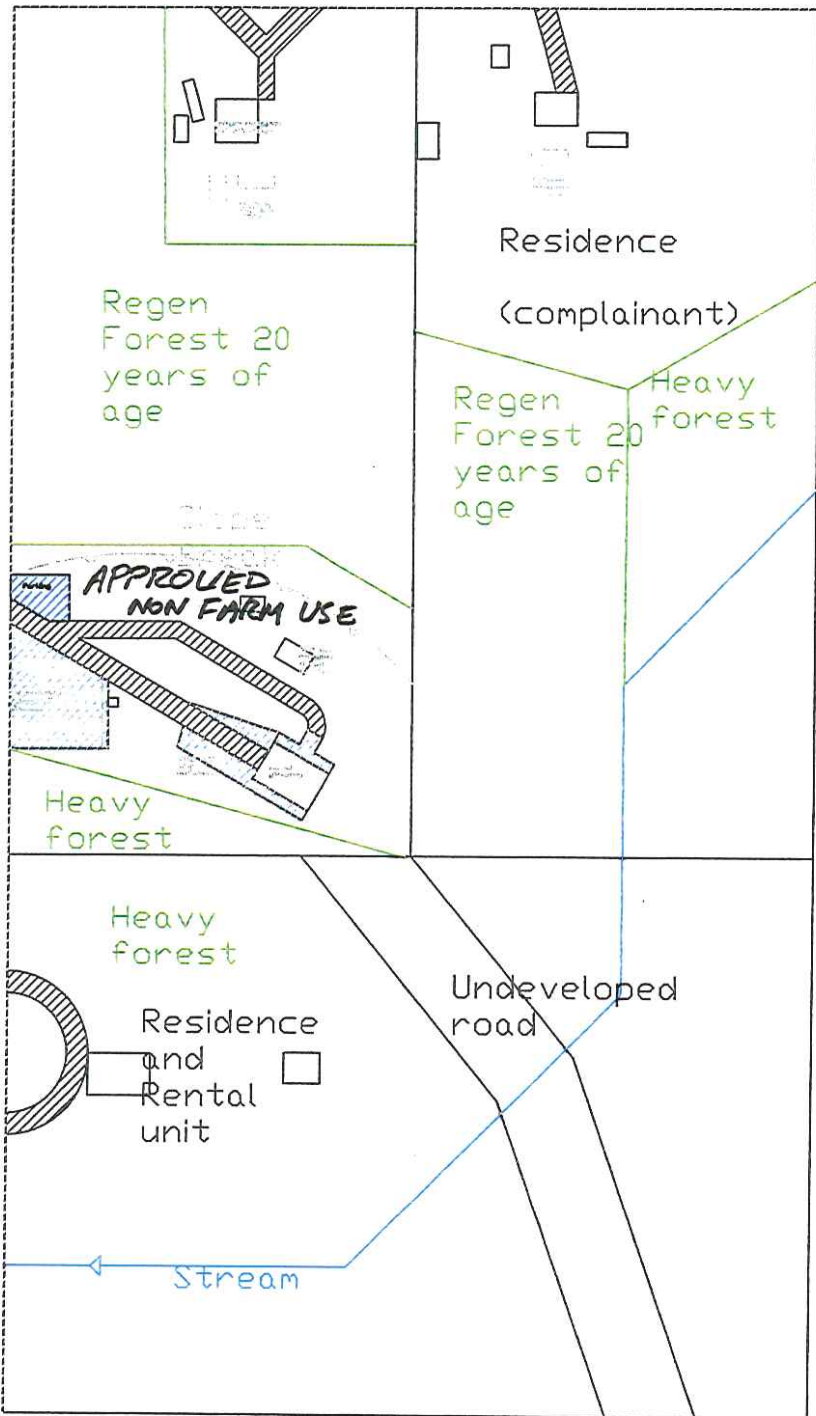
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Cattle grazing field

crescent bay rd.



Bird rd.



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