



Agricultural Land Commission
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November 10, 2009

Reply to the attention of Martin Collins
ALC File: 50402

Maureen Smith
PO Box 154
Cranbrook, B.C.
V1C 4H7

Dear Sir/Madam:

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

Please find attached the Minutes of Resolution # 1280/2009 and a sketch plan outlining the Commission's decision as it relates to the above noted application. As agent it is your responsibility to inform your client of the decision.

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 Plan

cc: Regional District of East Kootenay (File 700 319)

MC/i/50402d1

Class 4 – Land in this class has limitations that require special management practices or severely restrict the range of crops, or both.

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 and stoniness. The area proposed for the structures is unimproved.

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 believes the proposal does not substantive affect the agricultural utility of the property nor agriculture on nearby properties. The area proposed for the structures are not improved for agriculture and represent a small fraction of the dry land grazing potential of the property. Also the buildings are located some distance from other ranch operations.

An adjoining ranch operator has written in support of the proposal.

Conclusions

1. That the land under application has limited agricultural capability and is largely unsuitable for agricultural uses.
2. That the proposed structures will not impact the agricultural potential of the property or surrounding lands.

IT WAS

MOVED BY: Commissioner C. Purdy

SECONDED BY: Commissioner E. Karlsen

THAT the application to construct a 971 sq meter two storey education building with 12 sleeping units, and a 594 sq meter building with 3 sleeping units on the subject property be allowed.












And that the decision be subject to the following condition.

- the buildings must be completed within three (3) years from the date of this decision.

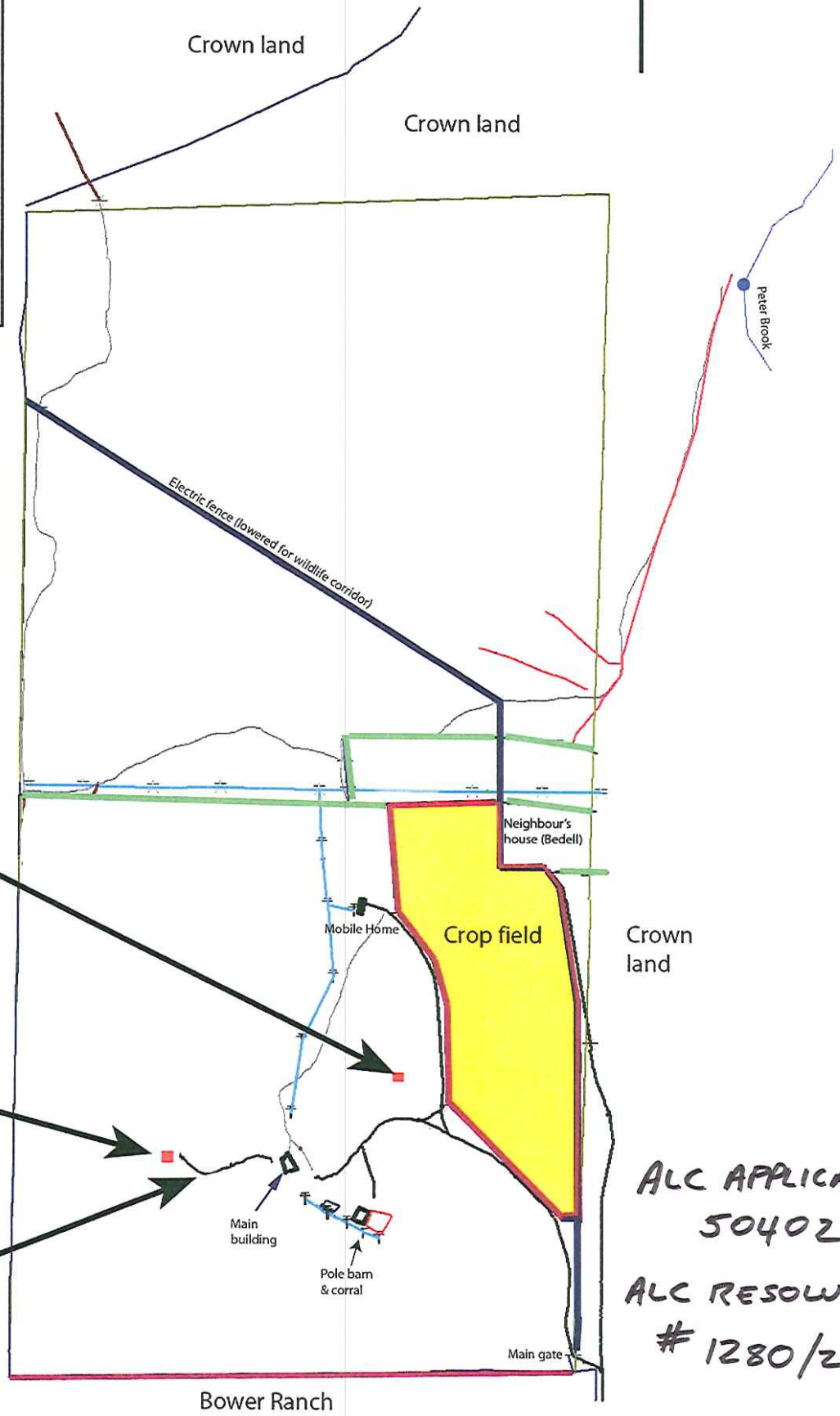
This decision does not relieve the owner or occupier of the responsibility to comply with applicable Acts, regulations, bylaws of the local government. This includes zoning, subdivision, or other land use bylaws, and decisions of any authorities that have jurisdiction under an enactment.

CARRIED

Resolution # 1280/2009

LEGEND	
	High page-wire
	Gravel road
	Dirt tracks
	Electric fence
	Irrigation pipes
	Property line
	Barb wire fence
	Gate
	Power lines
	Large hydro pole
	Power pole

Lot A, District Lot 313
Clear Sky Meditation and Study Foundation



APPROVED
 building for
 seasonal
 accommodation
 (see photographs)

APPROVED
 Education hall /
 Seasonal
 accommodation
 (see photographs)

APPROVED road/track
 from main house to
 education hall (150 m)

ALC APPLICATION
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ALC RESOLUTION
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