



**Agricultural Land Commission**

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November 6, 2009

Reply to the attention of Roger Cheetham  
ALC File: 50749

Tom Tarzwell  
524 Williams Road  
Creston, BC  
V0B 1G8

Dear Sir:

**Re: Application for Non-farm Use in the Agricultural Land Reserve**

Please find attached the Minutes of Resolution # 1305/2009 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 dashed line.

Erik Karlsen, Chair

Enclosure: Minutes

cc: Regional District of Central Kootenay (File: 4035-20-A0914C-06097.175)

RC//50749d1



## MINUTES OF THE PROVINCIAL AGRICULTURAL LAND COMMISSION

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A meeting was held by the Provincial Agricultural Land Commission on November 3, 2009 at Cranbrook, B.C.

<b>PRESENT:</b>	Barry Minor	Chair, Kootenay Panel
	Carmen Purdy	Commissioner
	Jerry Thibeault	Commissioner
	Erik Karlsen	Chair
	Roger Cheetham	ALC Staff
	Darrell Smith	MAL Staff

### For Consideration

Application: 50749  
Applicant: Tom Tarzwell  
Agent: N/A  
Proposal: To expand the use of an existing abattoir that at present conforms with Regulation 171/2002 to enable it to process more than 50% off farm product.  
Legal: PID 011-614-188 Parcel1 (See 58691) of Block 113, Lot 9554 Kootenay District  
Location: 524 Williams Road, north of Creston

### 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 Agricultural Capability**

In assessing agricultural capability, the Commission refers in part to agricultural capability mapping and ratings. The ratings are interpreted using the Canada Land Inventory (CLI), 'Soil Capability Classification for Agriculture' system.

The unimproved and improved agricultural capability of the soil of the subject property is rated as Class 2 with topographic limitations. Land in this class has minor limitations that require good ongoing management practices or slightly restrict the range of crops, or both.

### **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 did 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 believed the proposal would not affect the existing or potential agricultural use of surrounding lands. It noted that there had been significant public debate about the impact of the abattoir on the residential amenity of nearby properties and that the Regional District was in the process of amending its bylaws to permit the abattoir through the development permit process to control impacts. The Commission also noted that the Creston Valley Agricultural Society was supportive of the application.

### **Conclusions**

The Commission noted that there was a strong need for the abattoir to serve the needs of the region, one of the most productive agricultural areas of the province. It concluded that the abattoir would not have any negative impact on agriculture and would result in significant benefits for agriculture.

### **IT WAS**

**MOVED BY:** Commissioner E. Karlsen

**SECONDED BY:** Commissioner B. Minor

THAT the application be allowed.

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 # 1305/2009**