



**Agricultural Land Commission**  
133-4940 Canada Way  
Nanaimo, British Columbia V5G 4K6  
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www.alc.gov.bc.ca

April 6, 2010

Reply to the attention of Martin Collins  
ALC File: 50996

Brian and Carol Jeske  
8826 Pighin Road  
Cranbrook, B.C.  
V1C 7C9

Dear Sir/Madam:

**Re: Application to Subdivide within the Agricultural Land Reserve**

Please find attached the Minutes of Resolution # 2334/2010 and a sketch plan outlining the Commission's decision as it relates to the above noted application.

Please send two (2) paper prints of the final survey plans to this office. When the Commission confirms that all conditions have been met, it will authorize the Registrar of Land Titles to accept registration of the plan.

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', written over a white background.

Erik Karlsen, Chair

Enclosure: Minutes/Sketch Plan

cc: Regional District of East Kootenay File: P 709 410

MC/50996d1



**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 agricultural capability of the soil of the subject property is 6TR;

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 shallow soils with bedrock outcroppings.

**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 does not believe there are external factors that render the land unsuitable for agricultural use. The 54 ha property lies in an agricultural area characterized by large grazing parcels.

**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 would not substantively affect the existing or potential agricultural use of the subject property or the surrounding lands. Agricultural land in this area is characterized by dry land grazing and hay production. The proposed parcel sizes are in keeping with lot sizes in the area.

**Conclusions**

1. That the land under application has limited agricultural capability and is unsuitable for intensive agricultural uses.
2. That the subdivision proposal will not impact agriculture.

**IT WAS**

**MOVED BY:** Commissioner B. Minor

**SECONDED BY:** Commissioner J. Thibeault

THAT the application to subdivide a 16 ha lot from the 54 ha property be allowed.

AND THAT the approval is subject to the following condition:

- the subdivision 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 #2334/2010**

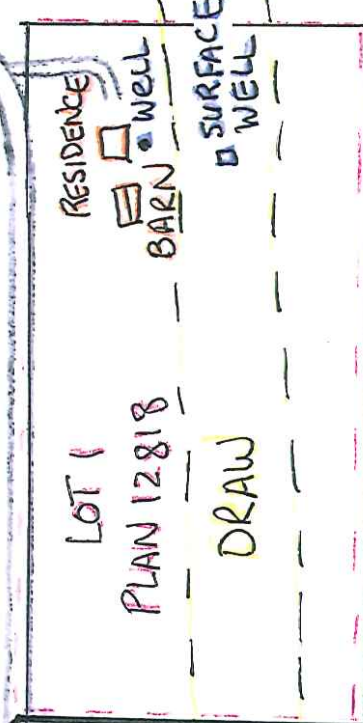


WEST

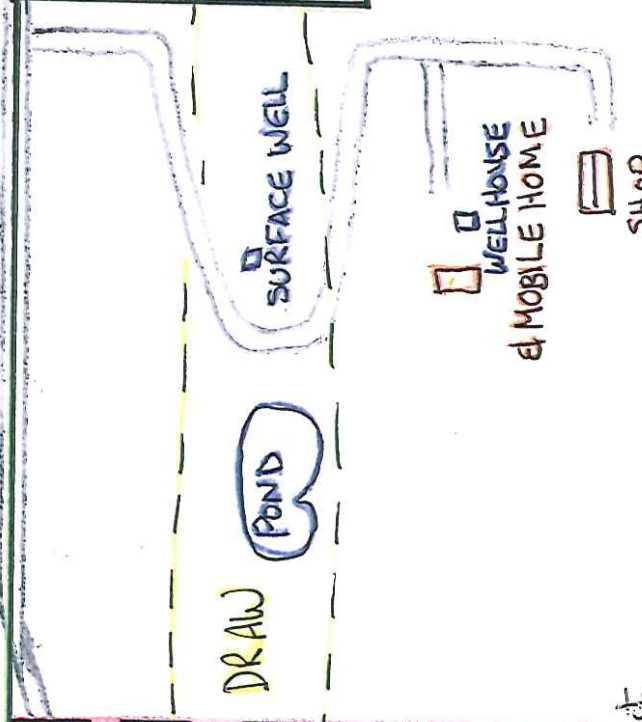
DL11622 DRYLAND HAYFIELD

PIGHIN ROAD

ILC APPLICATION  
50996  
RES # 2334/2010



DRYLAND HAYFIELD  
DL11624  
NORTH



D.L. 11623

PROPOSED REMAINDER 93.4 acres

LEGAL: DISTRICT LOT 11623 KOOTENAY DISTRICT  
EXCEPT PLAN 12818 NEP 22123;  
MANUFACTURED HOME REG # 93824  
8826 PIGHIN RD CRANBROOK BC VIC 709



DL6623  
GRASSLAND/FOREST  
SOUTH

700ft

DL6623  
GRASSLAND & FOREST  
USE: HISTORICALLY  
CATTLE GRAZING

EAST

