



Agricultural Land Commission
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April 7, 2010

Reply to the attention of Martin Collins
ALC File: 51149

Goat Holdings Ltd.
836 17 A St. South
Cranbrook, B.C.
V1C 6M2

Dear Sir/Madam:

Re: Application to Exclude land from the Agricultural Land Reserve

Please find attached the Minutes of Resolution # 2323/2010 and a sketch plan outlining the Commission's decision as it relates to the above noted application

By way of a copy of this letter, the Commission is advising the Registrar of Land Titles of its order and confirming that the ALR notation is to be removed from the Certificate of Title.

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: P709 337
BC Land Title & Survey, Kamloops
BC Assessment, Cranbrook

MC//51149d1



A meeting was held by the Provincial Agricultural Land Commission on March 24th, 2010 at Cranbrook, B.C.

PRESENT:	Barry Minor	Chair, Kootenay Panel
	Jerry Thibeault	Commissioner
	Roger Mayer	Commissioner
	Martin Collins	Staff

For Consideration

Application: 51149
Applicant: Goat Holdings Ltd.
Proposal: To exclude 13.1 ha from the ALR
Legal: Lot A, DL 7794, KD, Plan 89487
Location: Jim Smith Lake, southwest of Cranbrook

Site Inspection

A site inspection was conducted on March . Those in attendance were:

- Barry Minor Chair, Kootenay Panel
- Jerry Thibeault Commissioner
- Roger Mayer Commissioner
- Martin Collins Staff
- Frank Maag Agent

Frank Maag confirmed that the staff report dated February 2, 2010 was received and no errors were identified.

The Commissioners viewed the property, noting that the arable area was very limited (2. – 3 ha) due to extensive swampy foreshore areas and rough topography. Remnants of antique farm machinery were on the site indicating previous farm uses.

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 agricultural capability of the soil of the subject property is 30% 4TP and 70% 8:5MP 2:TP.

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

Class 5 – Land in this class has limitations that restrict its capability to producing perennial forage crops or other specially adapted crops.

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 stoniness and topography. The better agricultural land nearer to the lake was developed as a small farm in past decades – with a 2 - 3 ha pasture area.

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 noted that there was no other ALR land in the vicinity, or farm operations. Jim Smith Lake is developed primarily for recreational resort uses.

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 exclusion of this land would not substantively affect the inventory of farmland in the East Kootenay region.

Assessment of Other Factors

The Commission noted that the property was developed as a farm small holding in past decades, but that no substantive agricultural activity had occurred for many years.

Conclusions

1. That the land under application has very limited agricultural capability and is unsuitable for agricultural use.
2. That the exclusion will not impact agriculture.

IT WAS

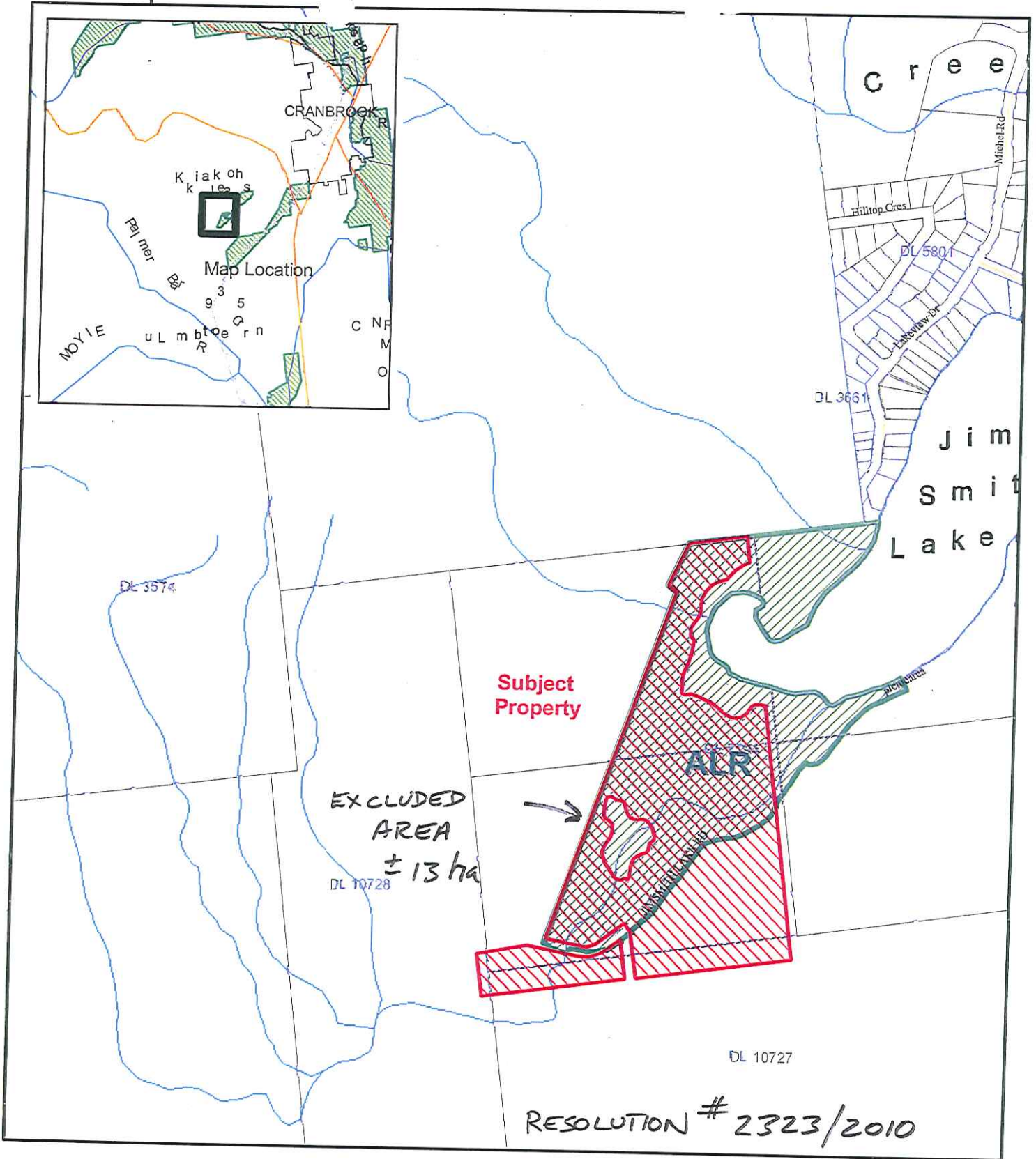
MOVED BY: Commissioner B. Minor
SECONDED BY: Commissioner R. Mayer

THAT the application to exclude 13.1 ha from the ALR 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.

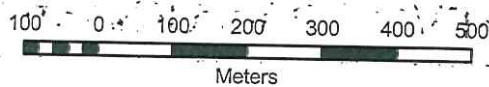
CARRIED
Resolution # 2323/2010

115°52'0"W



ALC Context Map

Map Scale: 1:10,000



ALC File #:	51149
Mapsheet #:	82G.041
Map Produced:	Feb 1, 2010
Regional District:	East Kootenay