



Agricultural Land Commission
133-4940 Canada Way
Nanaimo, British Columbia V5G 4K6
Tel: 604 660-7000
Fax: 604 660-7033
www.alc.gov.bc.ca

April 6, 2010

Reply to the attention of Martin Collins
ALC File: # 51592

Randel and Christine March
PO Box 204
4545 Torrent Road
Skookumchuck, B.C.
V0B 2E0

Dear Sir/Madam:

Re: Application to Subdivide within the Agricultural Land Reserve

Please find attached the Minutes of Resolution # 2329/2010 and 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 in a cursive style.

Erik Karlsen, Chair

Enclosure: Minutes/Sketch Plan

cc: Regional District of East Kootenay File: P 709 415

MC/51592d1



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: 51592
 Applicant: Randel and Christine March
 Proposal: To subdivide a 5.3 ha lot from the 48 ha property
 Legal: PID 007-444-613 DL 6616 KD. Except.....
 Location: Skookumchuck

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

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

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 topography and stoniness.

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 the Skookumchuck pulp mill lay adjacent to the proposed 5.3 ha lot. However, the Commission does not believe the presence of the pulp mill renders 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 believes the subdivision proposal would not substantively affect existing or potential agricultural use of either the subject property or surrounding lands because the area has very limited agricultural capability and the area proposed for subdivision is very steep and is divided from the remainder by Torrent Road.

Conclusions

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

IT WAS

MOVED BY: Commissioner B. Mlnor
SECONDED BY: Commissioner J. Thibeault

THAT the application to subdivide a 5.3 ha lot from the 48 ha property be allowed.

AND THAT the approval is subject to the following conditions:

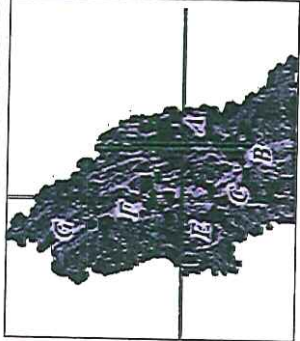
- the subdivision must be completed within three (3) years from the date of this decision.

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 # 2329/2010

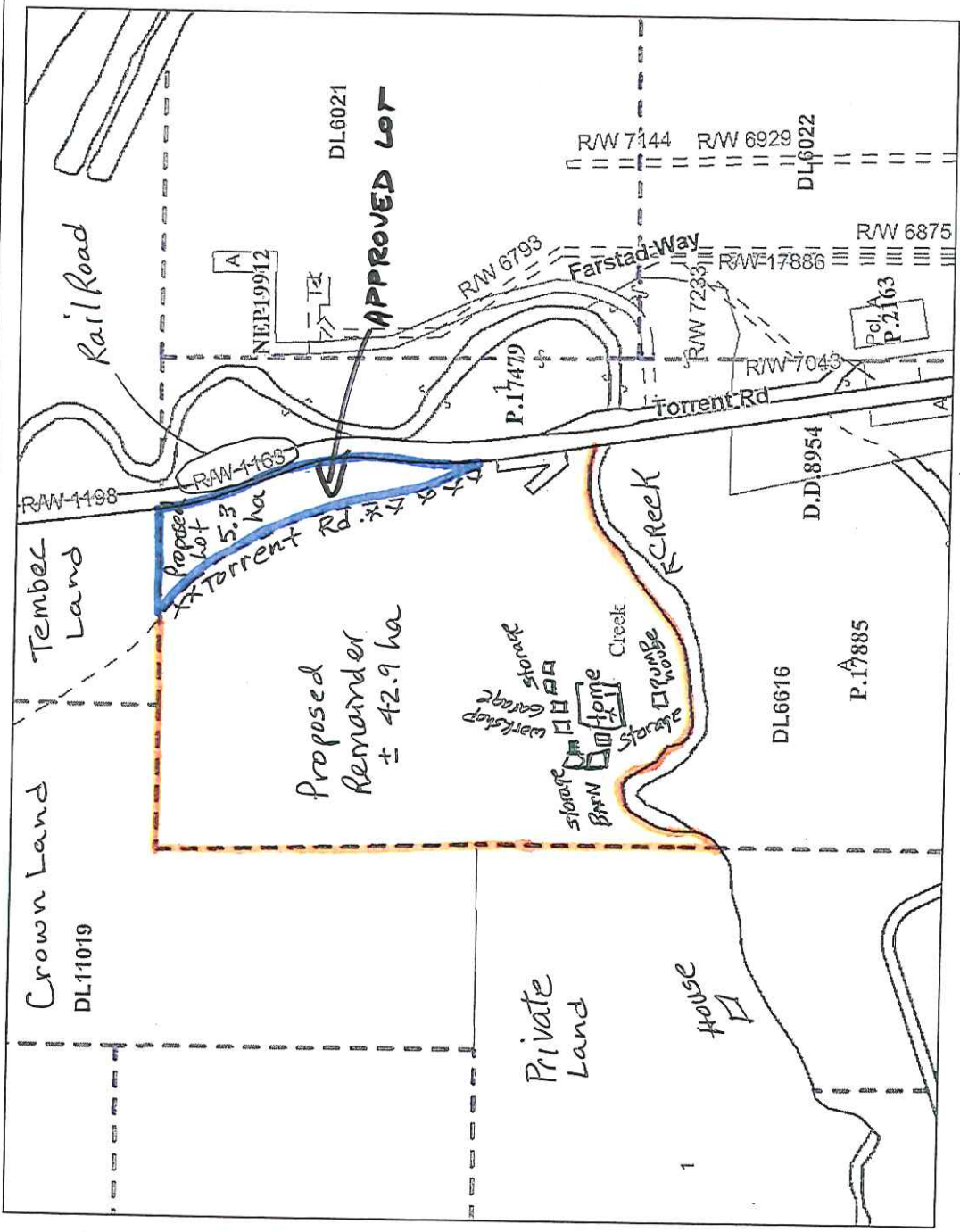
Regional District of East Kootenay



Legend

- water_labels
- Single Water Line
- Sublot Text_line
- Sec4 Roads_line
- Road lines_line
- RDEK_road_network
- RDEK_FSR_network
- Right of Way_line
- Right of Way Arrow_line
- Railway Text_line
- Railway Line_line
- Plan Number arrows_line
- Park Boundaries_line
- Municipal back ground info_line
- Municipal Shade_polygon
- Jurisdiction Lines_line
- Lot Line
- Land Use_line
- Indian Reserve_line
- Highway line_line
- Double Line Water_line
- Plan Number Label
- District Lots_line
- Block Lines_line
- Property
- ROAD
- WATER
- PARCELS

Scale: 1:10,705



RES # 2329/2010

Map center: 588088, 5529733

ALL APPLICATION SKETCH PLAN #51592

This map is a user generated static output from an Internet mapping site and is for general reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable. THIS MAP IS NOT TO BE USED FOR NAVIGATION.

RECEIVED
PROV. AGRICULTURAL
LAND COMMISSION
FEB 16 2010