



**Agricultural Land Commission**  
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November 17, 2010

Reply to the attention of Ron Wallace  
ALC File: 51905

Dale Davis  
Box 174  
Wasa, BC  
V0B 2K0

Dear Sir:

**Re: Application to Exclude land from the Agricultural Land Reserve**

Please find attached the Minutes of Resolution # 2736/2010 outlining the Commission's decision as it relates to the above noted application.

The Commission will advise the Registrar of Land Titles that the property has been excluded from the ALR.

Yours truly,

PROVINCIAL AGRICULTURAL LAND COMMISSION

Per:

A handwritten signature in blue ink, appearing to read 'B Underhill', is written over the printed name.

Brian Underhill, Executive Director

Enclosure: Minutes/Sketch Plan

cc: Regional District of East Kootenay (P 710 412)  
BC Land Title & Survey, Kamloops  
BC Assessment, Cranbrook

RW/  
/51905d1



A meeting was held by the Provincial Agricultural Land Commission on October 27, 2010 in Cranbrook, BC.

<b>PRESENT:</b>	Richard Bullock	Chair of the Commission
	Barry Minor	Chair of the Panel
	Jerry Thibeault	Commissioner
	Gordon Gillette	Commissioner
	Brian Underhill	Staff
	Ron Wallace	Staff

### **For Consideration**

Application:	51905
Applicant:	Dale Davis
Proposal:	To exclude the 0.53 ha (1.3 acre) parcel from the ALR to facilitate a proposed building supply store.
Legal:	Lot 1 District Lot 264 Kootenay District Plan 6462
Location:	Wasa Lake Park Drive

### **Site Inspection and Exclusion Meeting**

A site inspection was conducted on October 8, 2010. Those in attendance were:

- |                   |              |
|-------------------|--------------|
| • Barry Minor     | Chair        |
| • Jerry Thibeault | Commissioner |
| • Dale Davis      | Applicant    |

The Commissions met with the application to view the property and discuss its proposed exclusion from the ALR. It was noted that the subject property was originally surveyed in 1968 and that it is 0.53 ha and as such has no significant agricultural potential.

### **Commissioner Eligible to Vote**

Commissioner Gillette was not present at the site inspection. It was confirmed that a summary of the site inspection was provided thus establishing the Commissioner's eligibility to vote on the application.

### **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, or the BC Land Inventory (BCLI), 'Land Capability Classification for Agriculture in B.C.' 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.

#### Subclasses

M soil moisture deficiency  
P stoniness

### **Assessment of Agricultural Suitability**

The Commission had no objection to the proposed exclusion of the subject property due to its small size, historical use as commercial land and in light of its previous review of RDEK Wasa – Ta Ta Creek – Skookumchuch – Sheep Creek Land Use Bylaw No 1625, 2002 wherein the ALR supported the specified area for future ALR exclusion.

### **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 also believed the proposal would not significantly impact agriculture.

## **Conclusions**

1. That the land under application has no significant agricultural capability and is not appropriately designated as ALR.
2. That the land under application is not suitable for agricultural use.
3. That the proposal will have no significant impact on agriculture.

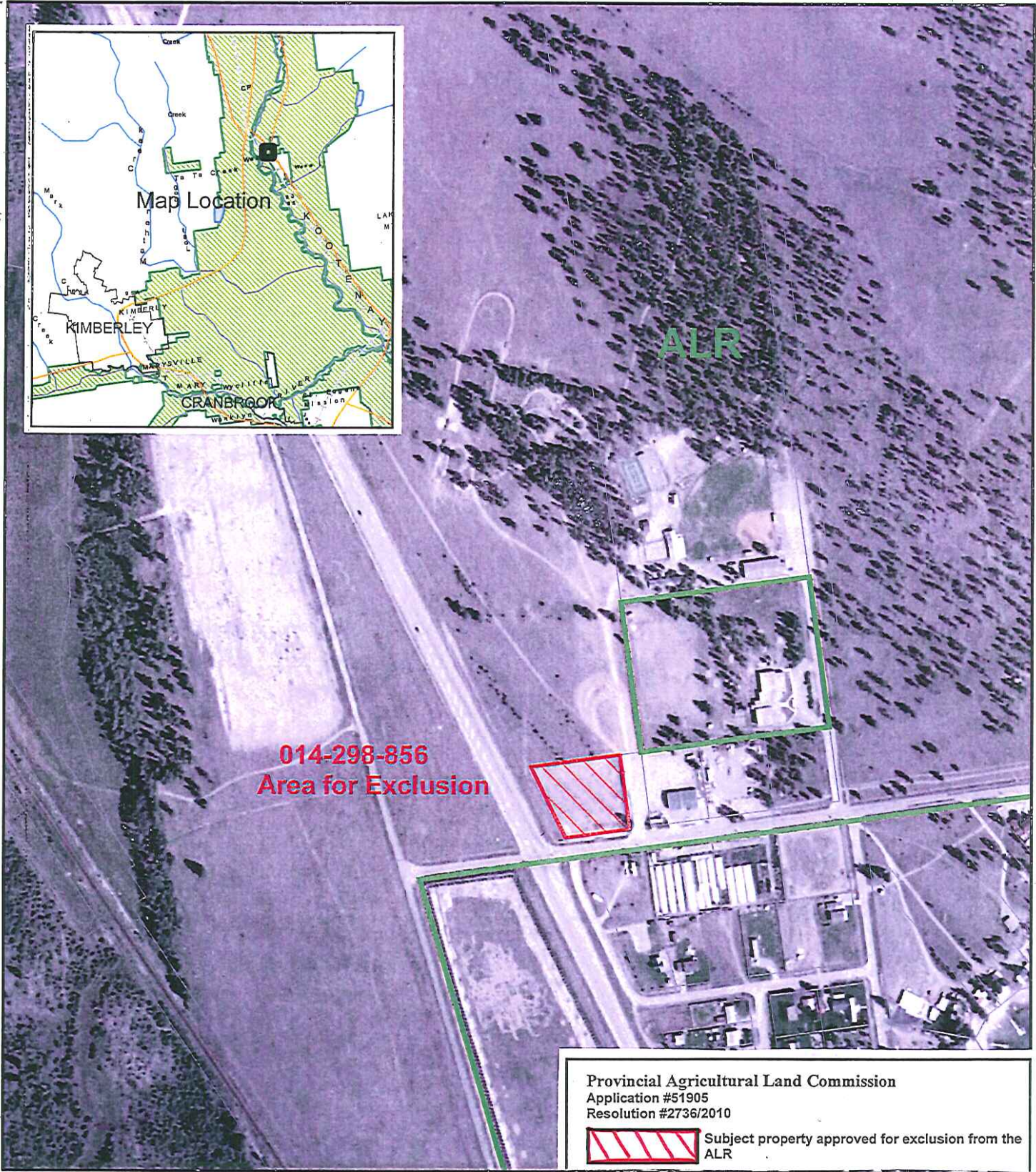
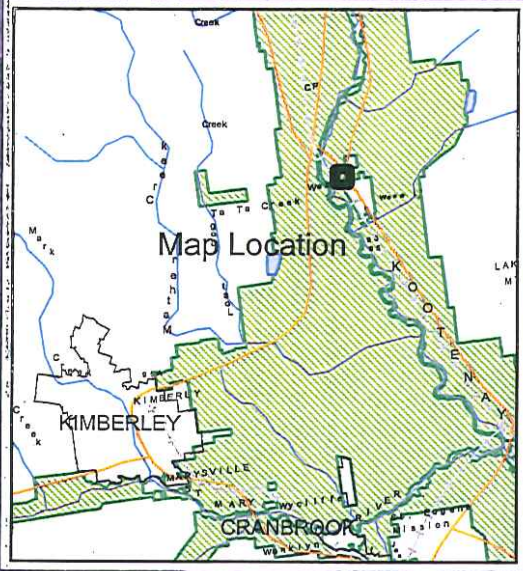
## **IT WAS**


**MOVED BY:** Commissioner Minor  
**SECONDED BY:** Commissioner Thibeault

THAT the application to exclude the 0.53 ha parcel from the ALR be allowed as proposed.

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 # 2736/2010**



**Provincial Agricultural Land Commission**  
 Application #51905  
 Resolution #2736/2010  
 Subject property approved for exclusion from the ALR



**Airphoto Map**

Provincial Orthophoto 2004

Map Scale: 1:5,000



ALC File #: 51905

Mapsheet #: 82G.072

Map Produced: Nov 17, 2010

Regional District: East Kootenay