



Agricultural Land Commission
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22nd March 2011

Reply to the attention of Ron Wallace
ALC File:52045

Marco and Sabine Tull
4585 Wycliffe Park Road
Cranbrook, BC
V1C 7C3

Dear Mr. and Mrs. Tull:

Re: Application for non-farm use in the Agricultural Land Reserve

Please find attached the Minutes of Resolution # 74/2011 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 purple ink, appearing to read 'B Underhill', is written over the printed name.

Brian Underhill, Executive Director

Enclosure: Minutes

cc: Regional District of East Kootenay (File: P710 337)

rc/
52045d1

The agricultural capability of the subject property is rated as Class 5 with topography and cumulative and minor adverse limitations improvable to Class 4 with topography and stoniness limitations.

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.

The Commission noted from its site inspection in May 2009, when the Commission reviewed an application for the subdivision of the property, that the southern half of the property is very steep and the surrounding areas are forested and affected by rocky outcrops. As such the Commission was of the view that the property has very limited agricultural capability.

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 property is within an area of similar sized lots that have not been improved for agriculture.

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 did not believe the development would have any material impact on the agricultural potential of the property.

Assessment of Other Factors

The Commission noted that the proposal was supported by the Regional Board, the Advisory Planning Commission and the Agricultural Advisory Commission. While the Commission did not consider that the use would have any material impact on agriculture, reservations were expressed about the principle of permitting a non-farm use in this area on the basis of its limited agricultural potential and considered that an ALR boundary review of the area would be prudent.

Conclusions

1. That the land under application has very limited agricultural capability and suitability due to poor soils and steep topography.
2. That the proposal will not impact agriculture.

IT WAS

MOVED BY: Commissioner J. Thibeault

SECONDED BY: Commissioner B. Minor

THAT the application be approved.

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 # 74/2011