



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

March 9, 2011

Reply to the attention of Ron Wallace
ALC File: 52046

Wesley Holmes
PO Box 104
Fort Steele, BC
V0B 1N0

Dear Sir:

Re: Application to Subdivide in the Agricultural Land Reserve

Please find attached the Minutes of Resolution # 64/2011 outlining the Commission's decision as it relates to the above noted application. As agent, it is your responsibility to notify your client(s) accordingly.

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 'B. Underhill', written over a horizontal line.

Brian Underhill, Executive Director

Enclosure: Minutes/Sketch Plan

cc: Regional District of East Kootenay (P 710 335)

RW/
/52046d1



A meeting was held by the Provincial Agricultural Land Commission on February 28, 2011 at the offices of the Commission located at #133 – 4940 Canada Way, Burnaby, B.C.

PRESENT: Richard Bullock
Barry Minor
Jerry Thibeault
Roger Cheetham
Ron Wallace

Chair, of the Commission
Chair, of the Kootenay Panel
Commissioner
Staff
Staff

For Consideration

Application: 52046
Applicant: Julie Morelli, Donald & Ryan Campbell
Agent: Wesley Holmes
Proposal: To subdivide 1.88 ha from the parent parcel as divided by Fort Steele-Wildhorse Road.
Legal: Lot B District Lots 55 and 7214 Kootenay District Plan 17616 Except Plans 17988 and NEP71609
Location: 9726 Fort Steele – Wild Horse Road

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 3 – Land in this class has limitations that require moderately intensive management practices or moderately restrict the range of crops, or both.
- 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.

Subclasses

M soil moisture deficiency
T topography

Assessment of Impact on Agriculture

The Commission assessed the impact of the proposal against the long term goal of preserving agricultural land. In reviewing the application, the Commission observed that the proposed subdivision involves a small portion of the property as divided by Fort Steele-Wildhorse Road. As this portion of the property is physically separated from the main farm and has a long narrow shape it is believed to not be useful for agricultural purposes.

It was also noted the proposal is consistent with the land use bylaw which provides for subdivision across an existing highway.

The Commission also believes the proposal would not impact existing or potential agricultural use of surrounding lands.

Conclusions

1. That the portion of the property proposed for subdivision is physically separated from the larger farm property.
2. That the land proposed for subdivision is not suitable for agricultural use.
3. That the proposed subdivision will not impact agriculture.
4. That the proposal is not inconsistent with the objective of the *Agricultural Land Commission Act* to preserve agricultural land.

IT WAS

MOVED BY: Commissioner Minor
SECONDED BY: Commissioner Thibeault

THAT the application to subdivide a 1.88 ha lot from the parent parcel as divided by Fort Steele-Wildhorse Road be allowed subject to the following conditions:

- the subdivision be in substantial compliance with the plan submitted with the application
- 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.

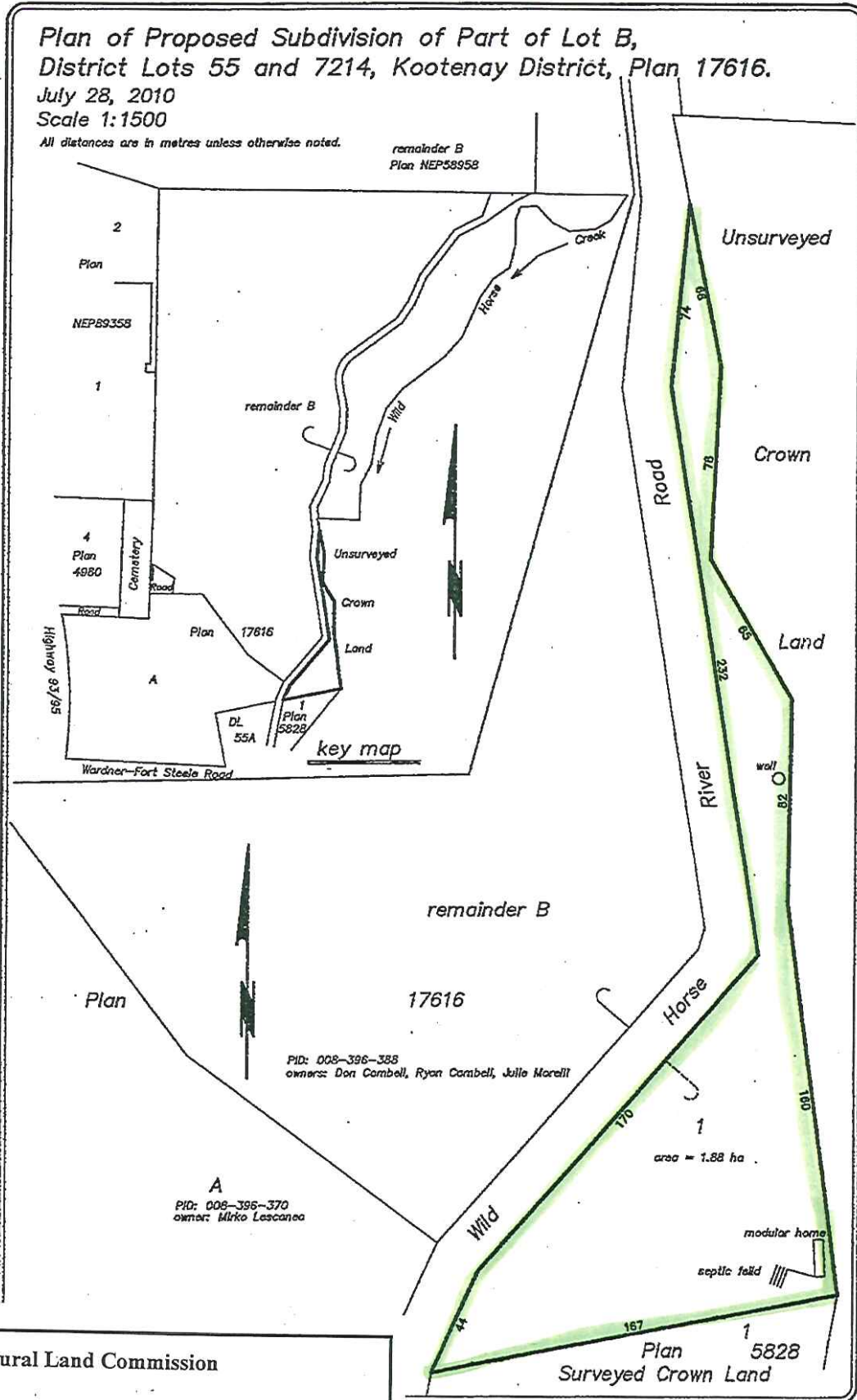
CARRIED
Resolution # 64/2011

**Plan of Proposed Subdivision of Part of Lot B,
District Lots 55 and 7214, Kootenay District, Plan 17616.**

July 28, 2010


Scale 1:1500

All distances are in metres unless otherwise noted.



RECEIVED
PROV. AGRICULTURAL
LAND COMMISSION
NOV 17 2010

Provincial Agricultural Land Commission
Application #52046
Resolution #64/2011

 Area approved for subdivision in the ALR