



Agricultural Land Commission
133-4940 Canada Way
Burnaby, British Columbia V5G 4K6
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www.alc.gov.bc.ca

January 29, 2014

ALC File: #53301

Larry & Tina Ingham
7431 Jaffray/Baynes Lake Road
Box 18
Jaffray, BC, V0B 1T0

Dear Mr. & Mrs. Ingham:

Re: Application to Subdivide Land in the Agricultural Land Reserve (ALR)

Please find attached the Minutes of Resolution #404/2013 as it relates to the above noted application.

The Commission draws your attention to Section 33(1) of the *Agricultural Land Commission Act* which provides an applicant with the opportunity to submit a request for reconsideration based on specific criteria.

- 33(1) On the written request of a person affected or on the commission's own initiative, the commission may reconsider a decision of the commission under this Act and may confirm, reverse or vary it if the commission determines that:
- (a) evidence not available at the time of the original decision has become available,
 - (b) all or part of the original decision was based on evidence that was in error or was false.

A revised proposal does not constitute new evidence and as such is not a basis for reconsideration. The time limit for submitting a request for reconsideration is one (1) year from the date of this letter.

Further correspondence with respect to this application is to be directed to Lindsay McCoubrey.

Yours truly,

PROVINCIAL AGRICULTURAL LAND COMMISSION

Per:

A handwritten signature in black ink, appearing to read 'L. Underhill', is written over a white background.

Brian Underhill, Executive Director

Enclosure: Minutes of Resolution #404/2013

cc: Regional District of East Kootenay (File: P 713 208)

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MINUTES OF THE PROVINCIAL AGRICULTURAL LAND COMMISSION

A meeting was held by the Provincial Agricultural Land Commission on October 2, 2013 at the offices of the Commission located at #133 – 4940 Canada Way, Burnaby, B.C. as it relates to Application #53301.

COMMISSION MEMBERS PRESENT:

Gordon Gillette	Vice-Chair
Jerry Thibeault	Commissioner
Lucille Dempsey	Commissioner
Denise Dowswell	Commissioner
Jim Collins	Commissioner

COMMISSION STAFF PRESENT:

Lindsay McCoubrey	Land Use Planner
Colin Fry	Executive Director

PROPOSAL (Submitted pursuant to section 21(2) of the *Agricultural Land Commission Act*)

To subdivide the 2.1 ha property into one 1.0 ha lot and two 0.5 ha lots.

PROPERTY INFORMATION:

Owner: Larry & Tina Ingham

Legal: PID: 008-838-925
Lot 3, District Lot 3543, Kootenay District, Plan 4685

Location: Jaffray

Size: 2.1 ha

LEGISLATIVE CONTEXT FOR COMMISSION CONSIDERATION

Section 6 (Purposes of the commission) of the *Agricultural Land Commission Act* states:

- 6 The following are the purposes of the commission:
- (a) to preserve agricultural land;
 - (b) to encourage farming on agricultural land in collaboration with other communities of interest; and
 - (c) 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.
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COMMISSION CONSIDERATION

The Commission reviewed one previous application involving the subject property:

Application #2034 (RDEK, 1997) Allowed block inclusion/exclusion by the Regional District of East Kootenay (RDEK) through which the subject property was included into the ALR.

1. 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 improved agricultural capability ratings identified on Canadian Land Inventory (CLI) map sheet 82G/06 for the subject property are Class 2 and Class 3.

Class 2 - land is capable of producing a wide range of crops. Minor restrictions of soil or climate may reduce capability but pose no major difficulties in management.

Class 3 - land is capable of producing a fairly wide range of crops under good management practices. Soil and/or climate limitations are somewhat restrictive.

The limiting subclasses associated with this parcel of land are M (moisture deficiency) and X (combination of soil factors)

Conclusion: The subject property has good agricultural capability and in its present size, could support a wide range of crops.

2. The Commission included the subject property as part of a block inclusion/exclusion application from the RDEK in 1997.

Conclusion: The subject property is suitable for agriculture at its present size.

IT WAS

MOVED BY: Commissioner Collins
SECONDED BY: Commissioner Gillette

THAT the proposal to subdivide the 2.1 ha subject property into one 1.0 ha lot and two 0.5 ha lots be refused.

CARRIED

Resolution #404/2013