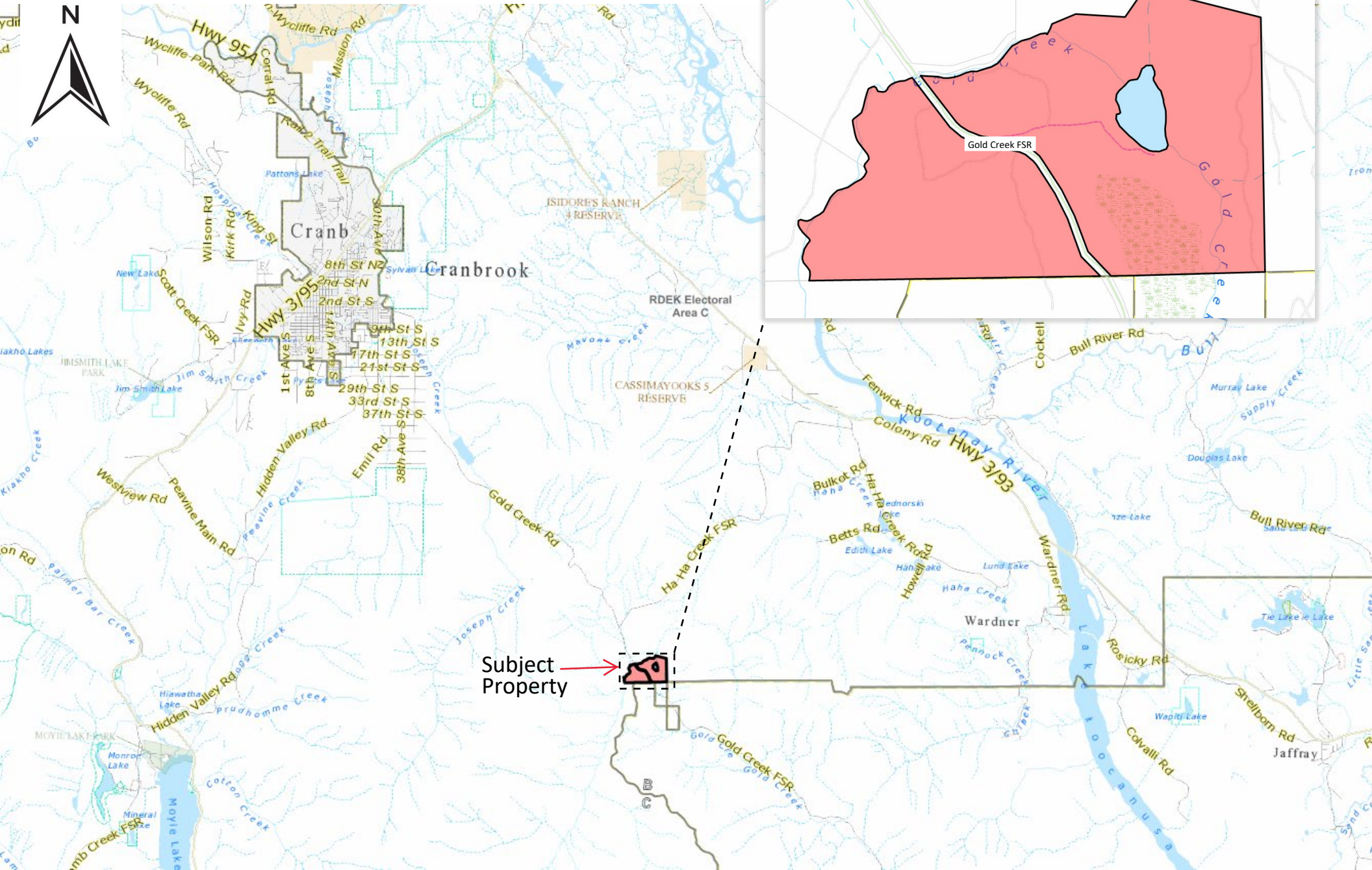
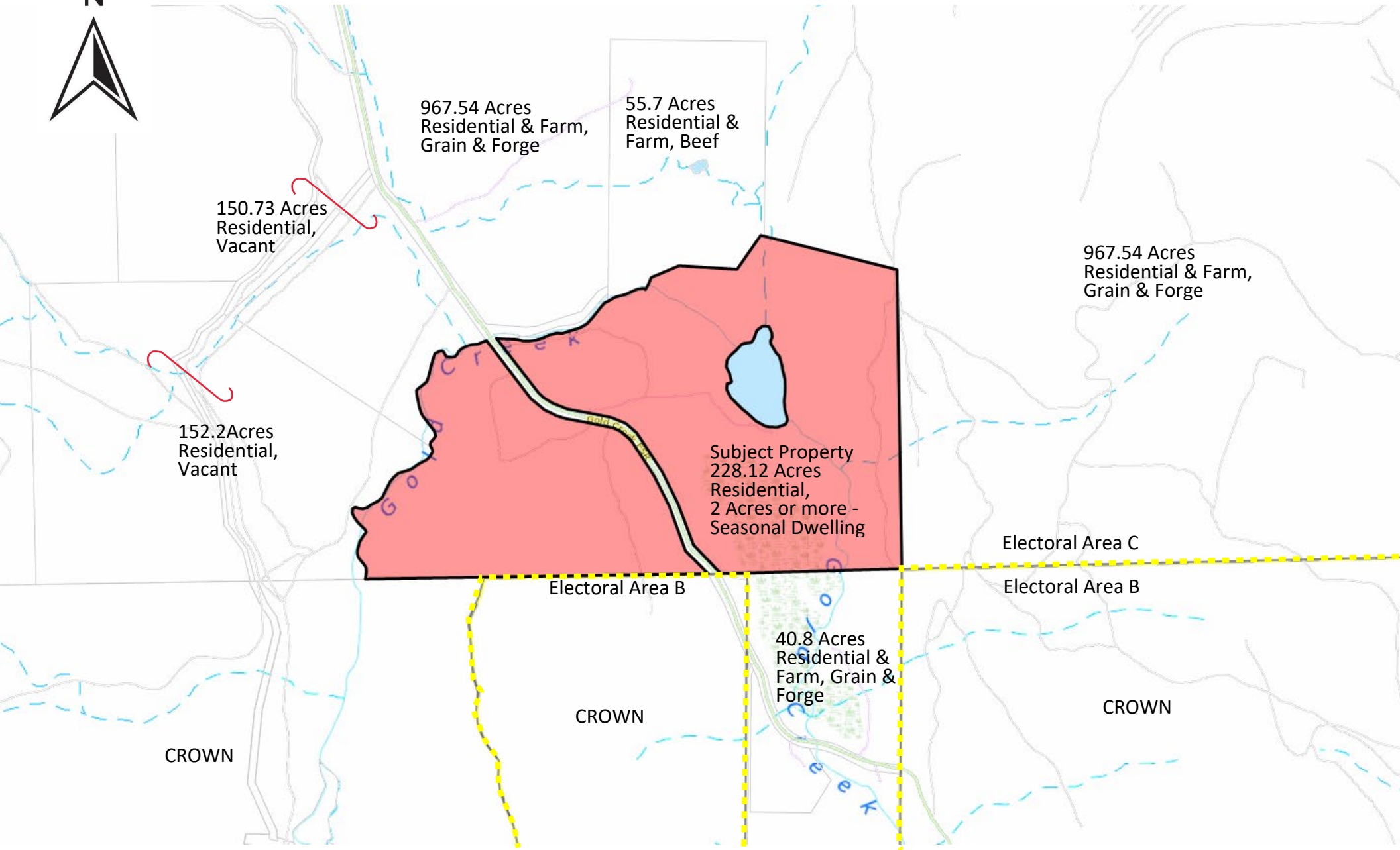


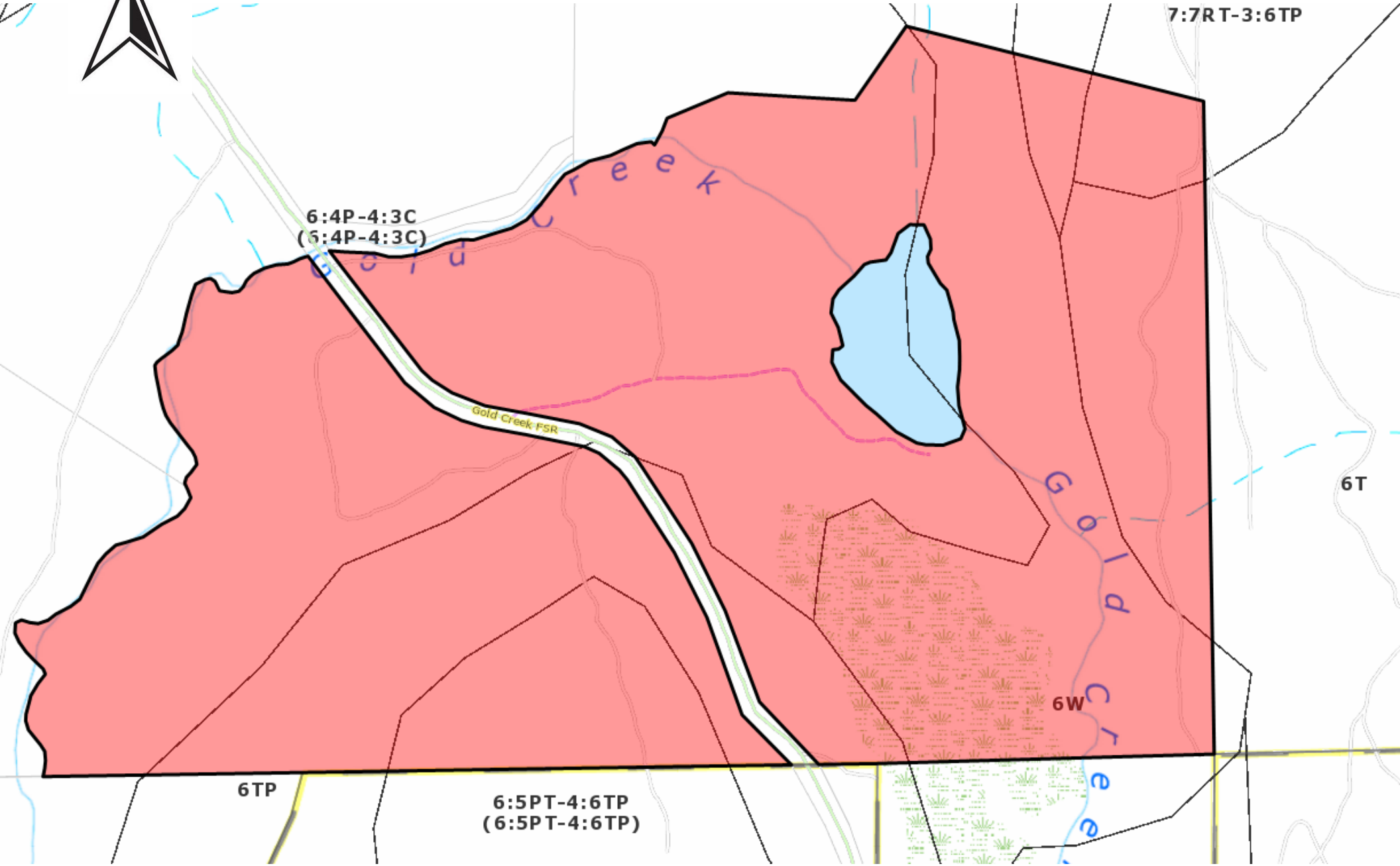
Location Map



Land Use Map



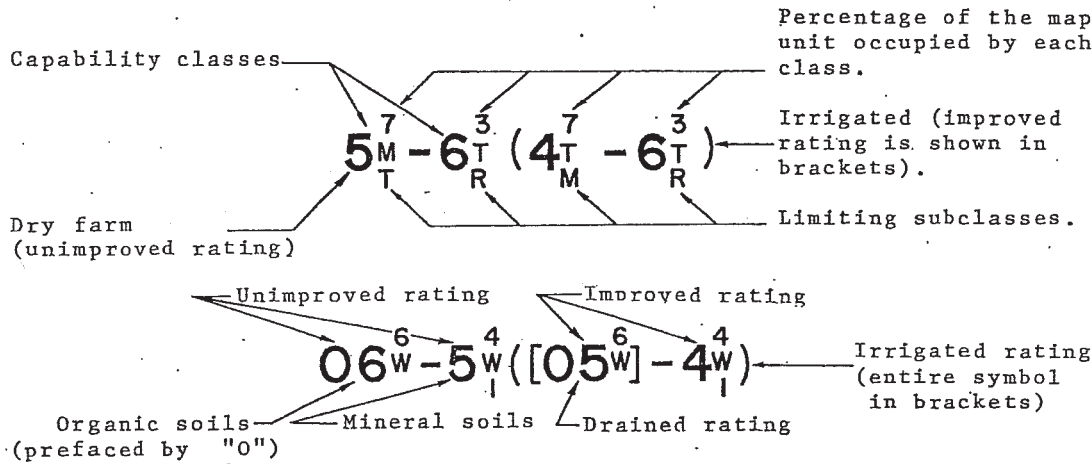
Agricultural Capabilities Map



KEY FOR INTERPRETATION OF AGRICULTURE CAPABILITY MANUSCRIPT MAPS (B.C.)

There are 7 capability classes for agriculture with 1 representing the highest class and 7 representing the lowest. In some areas of the province, two ratings are shown: one for dry farming and a second for irrigated or drained (improved) conditions. The irrigated ratings are shown enclosed in round brackets while the drained ratings appear in square brackets. In all cases improved ratings have precedence over dry farm ratings.

Example Classifications



The agriculture capability classes are determined on the relative range of crops the land can produce.

a) Capability Classes

- Class 1 - widest range of crops
- Class 2
- Class 3 } reduced range of crops caused by a number of limiting
- Class 4 } factors (subclasses)
- Class 5 - only permanent pasture or forage
- Class 6 - natural grazing
- Class 7 - no productivity

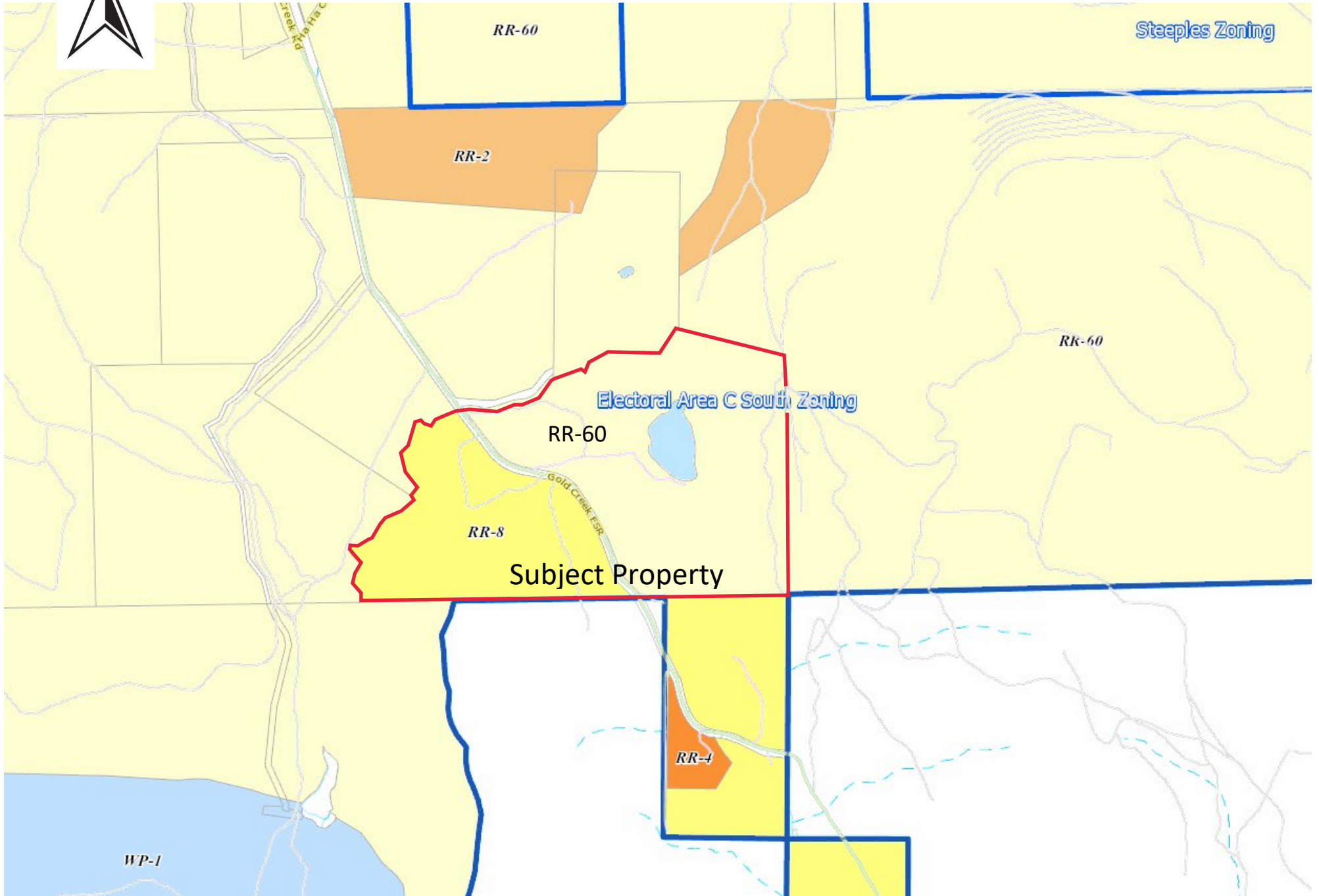
b) Limiting Subclasses

- C - adverse climate
- D - undesirable soil structure
- E - erosion
- F - low fertility
- I - inundation (flooding)
- M - moisture deficiency (droughtiness)
- N - salts
- P - stoniness
- R - bedrock near the surface
- T - topography (slope)
- W - excess water
- X - combination of soil factors
- S - cumulative and minor adverse characteristics

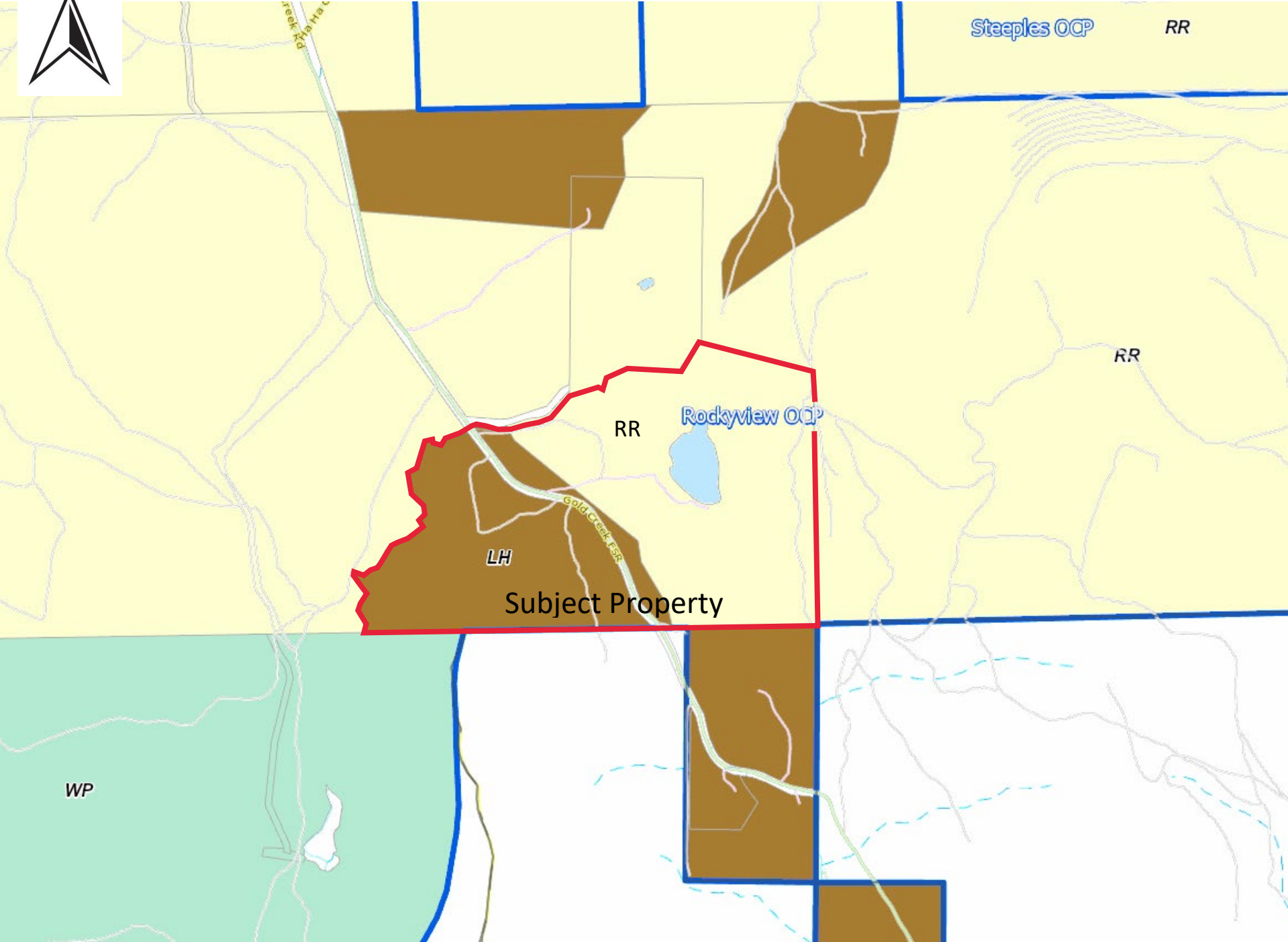
Tree fruit and grape growing areas: these crops are tolerant of soil conditions that limit field crops. Steep and stonier soils in suited climates have been upgraded to accommodate the expanded range of crops. e.g. A class 5T soil dry farmed becomes a 3T irrigated in an area climatically suited to tree fruits.

Note: A more detailed 16 page manual entitled Soil Capability Classification for Agriculture is available from the Lands Directorate, Lands Forests and Wildlife Service, Department of the Environment, Ottawa, Ontario, K1A 0H3.

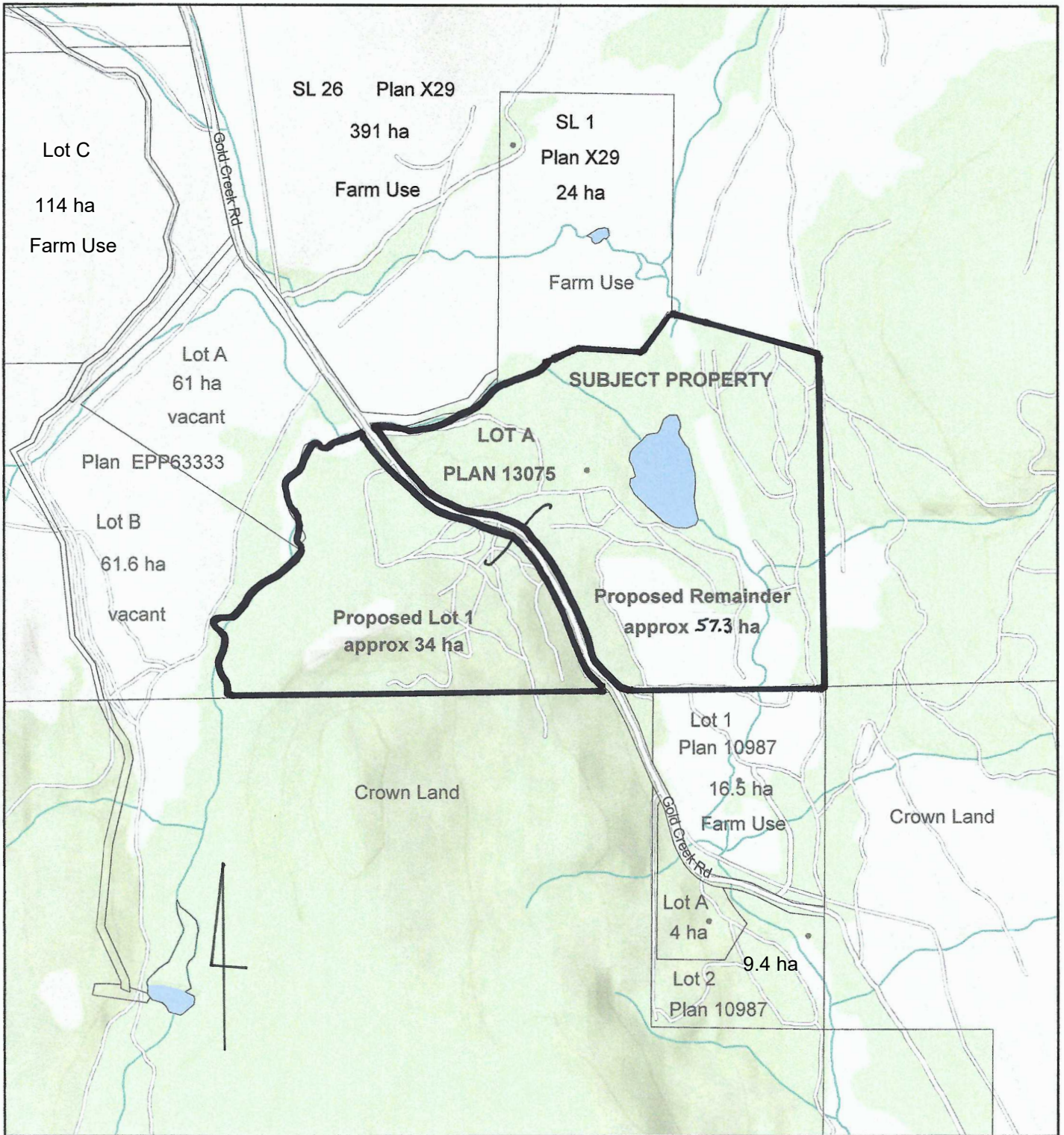
Zoning



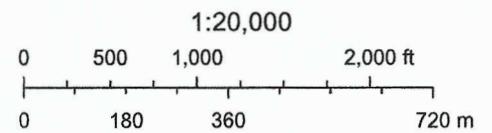
OCP Designations



Location Map



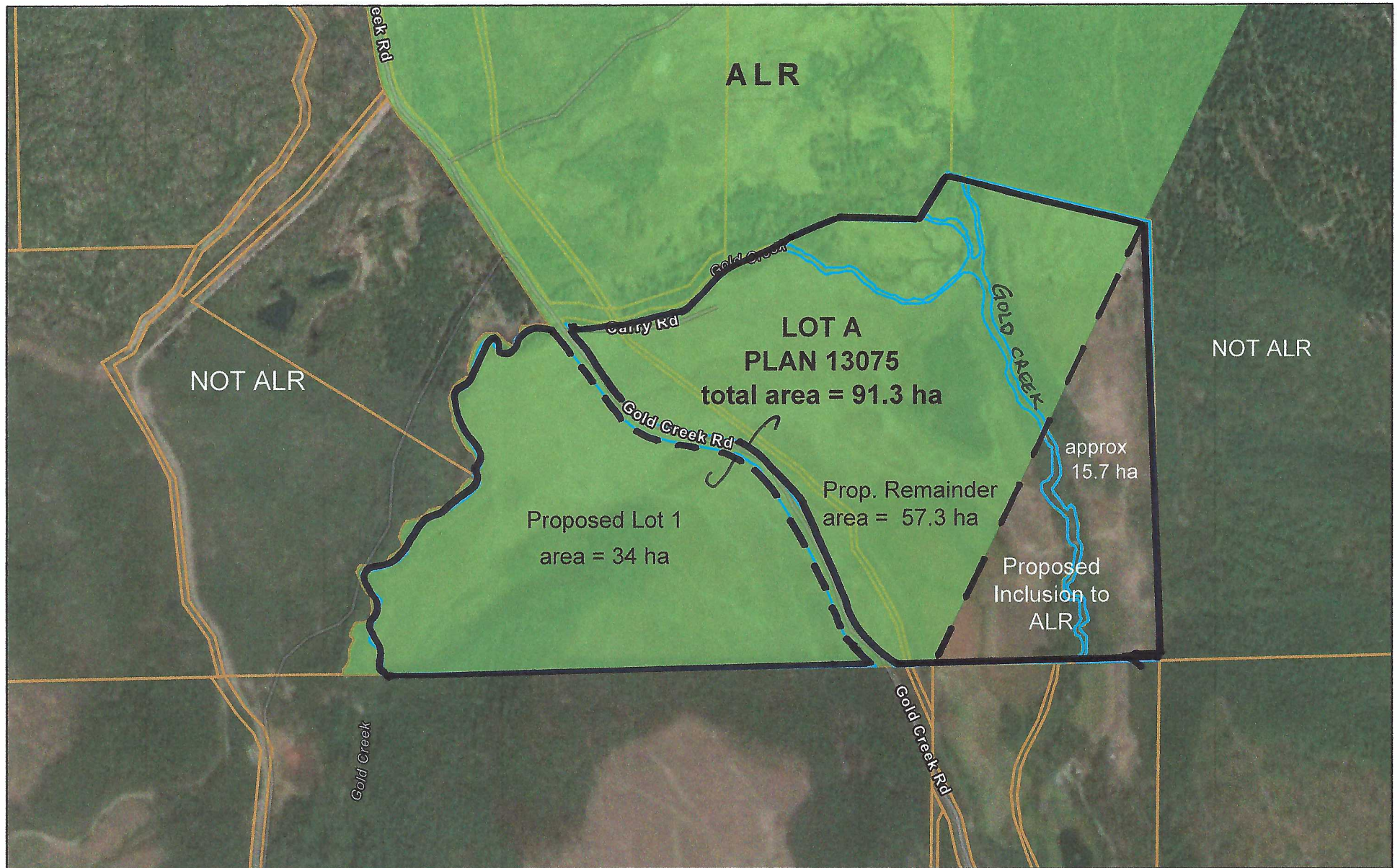
Terpsma Land Development Consulting
 September 28, 2022





Esri, NASA, NGA, USGS, FEMA, District of East Kootenay, Esri Canada, Esri, HERE, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, US Census Bureau, USDA, NRCan, Parks Canada, Sources: NRCan, Esri Canada, and Canadian Community Maps contributors.

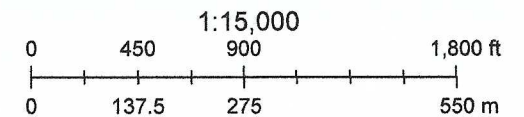
The Regional District of East Kootenay provides this data for information Use of this data without verification from original source material is at your own risk. The geo-referenced location cannot be guaranteed and should not be used for navigational purposes.

ALR Boundary Map - Lot A, DL 4591, Plan 13075 - Lowden Property



9/7/2022, 3:38:37 PM

-  ALR Polygons
-  ParcelMap BC Parcel Fabric



Esri Community Maps Contributors, District of East Kootenay, Esri Canada, Esri, HERE, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS,

Provincial Agricultural Land Commission

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Terpsma Land Development Consulting

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November 14, 2022

**RE: Application for Subdivision of Land in the ALR – 6833 Gold Creek Road
Lot A, District Lot 4591, Kootenay District Plan 13075
Owner: Dr. Launny Lowden**

The proposal is to subdivide the subject property into two parcels, as divided by Gold Creek Road. The total parcel area is 91.3 hectares and proposed Lot 1 west of the road is 34 hectares, and the proposed Remainder of Lot A east of the road is 57.3 hectares. The attached mapping shows the proposed parcel layout.

The application is also to include approximately 15.7 hectares of land into the ALR. This area is part of the proposed Remainder of Lot A, as shown on the attached ALR Boundary Map.

Proposed Lot 1, lying west of Gold Creek Road, is approximately 34 hectares in size and is vacant. The perimeter is fenced but there are no other structures on the property. Gold Creek borders the land along the west and north boundaries. The parcel has a large rocky, treed hill however there are some grass pasture areas in the north and west. We believe soil conditioning and the removal of new-growth pine trees could potentially improve parts of this lot for seasonal grazing of livestock or other agricultural uses. A neighbour currently living on the adjacent property to the north of Lot A, intends on buying proposed Lot 1 to live there and establish a beef cattle and horse farm operation.

The proposed Remainder of Lot A lying east of Gold Creek Road, is approximately 57.3 hectares in size. There is a workshop with living space above and a few old outbuildings on site. Approximately 15.7 hectares of this proposed parcel is outside the ALR and the owner would like to have this area included into the ALR contingent upon approval of the subdivision application. The ALR boundary cuts through the 6.5 hectares (16 acres) of hayfields that are being harvested, and this area of the subject property has the best soil and water source for irrigation. The hayfields are divided into four areas, and three of them are sub-irrigated while the fourth field requires irrigation from a nearby spring. This summer two of the four hay fields were harvested and produced 12 tons of hay. Only one cut occurred because of a wildfire in the area that threatened the property. Including this area into the ALR would help to maintain and protect the agricultural use of this land and provide a net benefit to agriculture. The owners have used the land as seasonal grazing for a few horses and cattle, which will be increased once the fencing is complete and the pasture quality has improved.

Dr. Lowden purchased the property in 2016 with her parents and husband Jacob Stong however when the property was refinanced in 2019 the title was changed to reflect sole ownership by Dr. Lowden. The rehabilitation and improvements to the farm have been Jacob's primary occupation since 2016.

Since purchasing the property, a tremendous amount of clean up and numerous improvements have occurred, including the following:

- Removal of old, dangerous, collapsed and tangled barbwire and rail fencing, including fencing that was along Gold Creek.
- Removal of a large amount of garbage, metal debris and old equipment that was scattered over the land, to make the property much safer for people and livestock, and more usable.

- Repairs and new construction of perimeter and internal cross-fencing for pasture grazing.
- A total of 9 new gates installed for entrances to both sides of Gold Creek Road, as well as gates in the cross fencing and others that connect to the neighbours and allow access to internal fields.
- Clean up and rehabilitation of the land after the clearcut logging conducted by the previous owners. This included an extensive amount of stick and log clean up, removal of stumps, burning slash piles and planting a grass seed mix for pasture reclamation.
- Reclamation of the lower hay fields by dredging and rehabilitation of the drainage and irrigation ditches including installation of new culverts, as well as the removal of many small trees and brush which had begun to overgrow the fields.
- Rehabilitation of Gold Creek to remediate the water flow that was disturbed by the previous owner's logging. The logging caused changes to the natural creek banks that caused flooding over areas that have potential for grazing and hay production. Work was conducted to return the water flow to its natural course.
- Improving and restoring wildlife corridors and the riparian ecosystem along Gold Creek by removing old fencing and cleaning up the logging debris.
- Substantial bridge repairs to maintain access to the land lying east of Gold Creek.
- Planting a vegetable garden and a small orchard of fruit trees, with plans for garden expansion including a heated greenhouse, additional fruit trees, chickens and bees.

In 2017 the owner applied to the province for water rights for irrigation from a spring located on the property, but no decision has been received. Should water rights be granted they would use the water to irrigate the fourth hay field area in the southern portion of the property.

The Agricultural Capability Map (copy attached) shows the northern portions of proposed Lot 1 and the proposed Remainder of Lot A as primarily Class 4 to Class 3 with limiting factors of stoniness and climate. The southern and east portions of the subject lands are primarily Class 6 with limiting factors of topography, stoniness and excess water.

The adjacent properties lying west of Gold Creek Road, and north of proposed Lot 1, are vacant private parcels ranging in size from 61 ha to 114 ha. South of proposed Lot 1, west of Gold Creek Road, is Crown land. South of the proposed Remainder of Lot A, east of Gold Creek Road, are three smaller private parcels ranging in size from 4 ha to 16.5 ha. To the north and east are two private parcels 24 ha and 391 ha in size. The proposed new parcels are similar in size or larger than neighbouring parcels and are compatible with the surrounding land uses.

The proposed Remainder of Lot A is designated Rural Resource and proposed Lot 1 is Large Holdings in the Rockyview Official Community Plan. The proposed Remainder is zoned RR-60, Rural Resource Zone, and proposed Lot 1 is zoned RR-8, Rural Residential (Country) Zone. No changes to these designations are proposed. The application meets the Official Community Plan objectives and policies by preserving and increasing land within the ALR, thereby providing a net benefit to agriculture.

The total size of the subject property is too large for the owner and her young family to make the necessary improvements to the land to increase productivity and grow the farm operation. Natural forest ingrowth threatens to overtake the open areas of the land and many hours of labour would be required to reverse this trend. The subdivision would provide an opportunity for a new owner to establish a farm operation on Lot 1 while providing additional income for Dr. Lowden and her family to increase and improve their existing hay production on the Remainder of Lot A.

Application for Subdivision of Land in the ALR
Launny Lowden

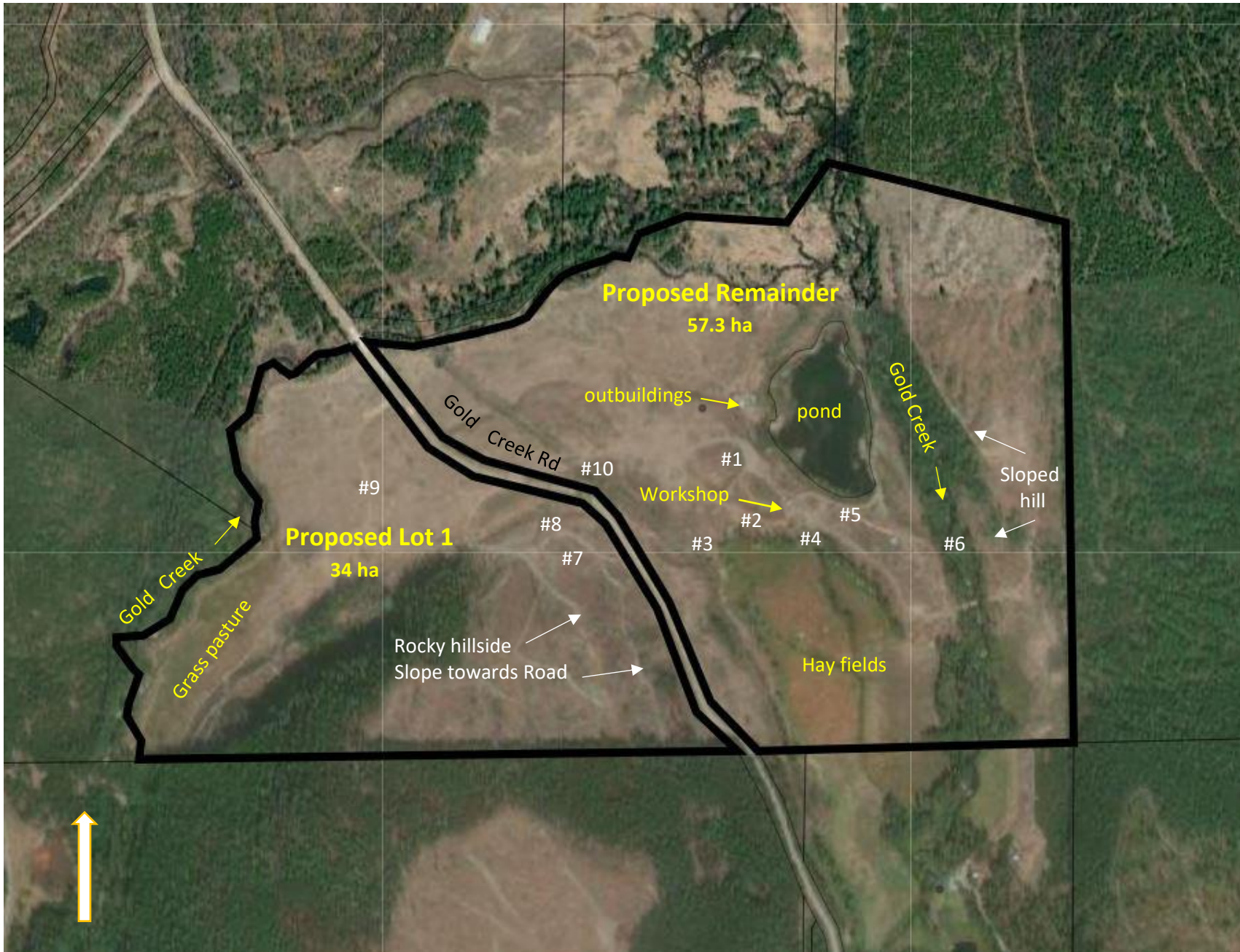
For these reasons we believe this application for a subdivision of land, and inclusion of land into the ALR, meets the Agricultural Land Commission and RDEK policies and will provide a net benefit to agriculture.

Sincerely,

Jean Terpsma
Terpsma Land Development Consulting

encl.
pc: Dr. Lowden

AIR PHOTO of LOWDEN PROPERTY - 6833 Gold Creek Road



Terpsma Land Development Consulting
November 12, 2022
Photograph numbers shown in white



Photo #1 - facing south along driveway towards Workshop

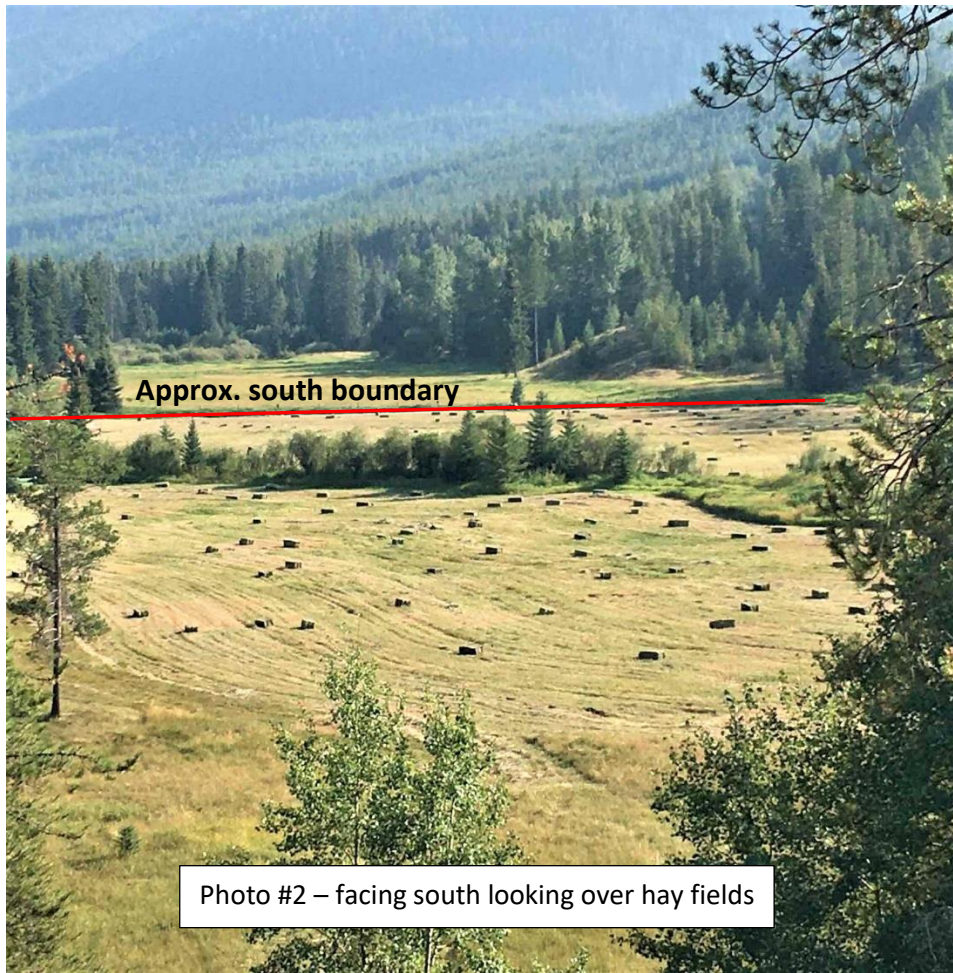


Photo #2 – facing south looking over hay fields

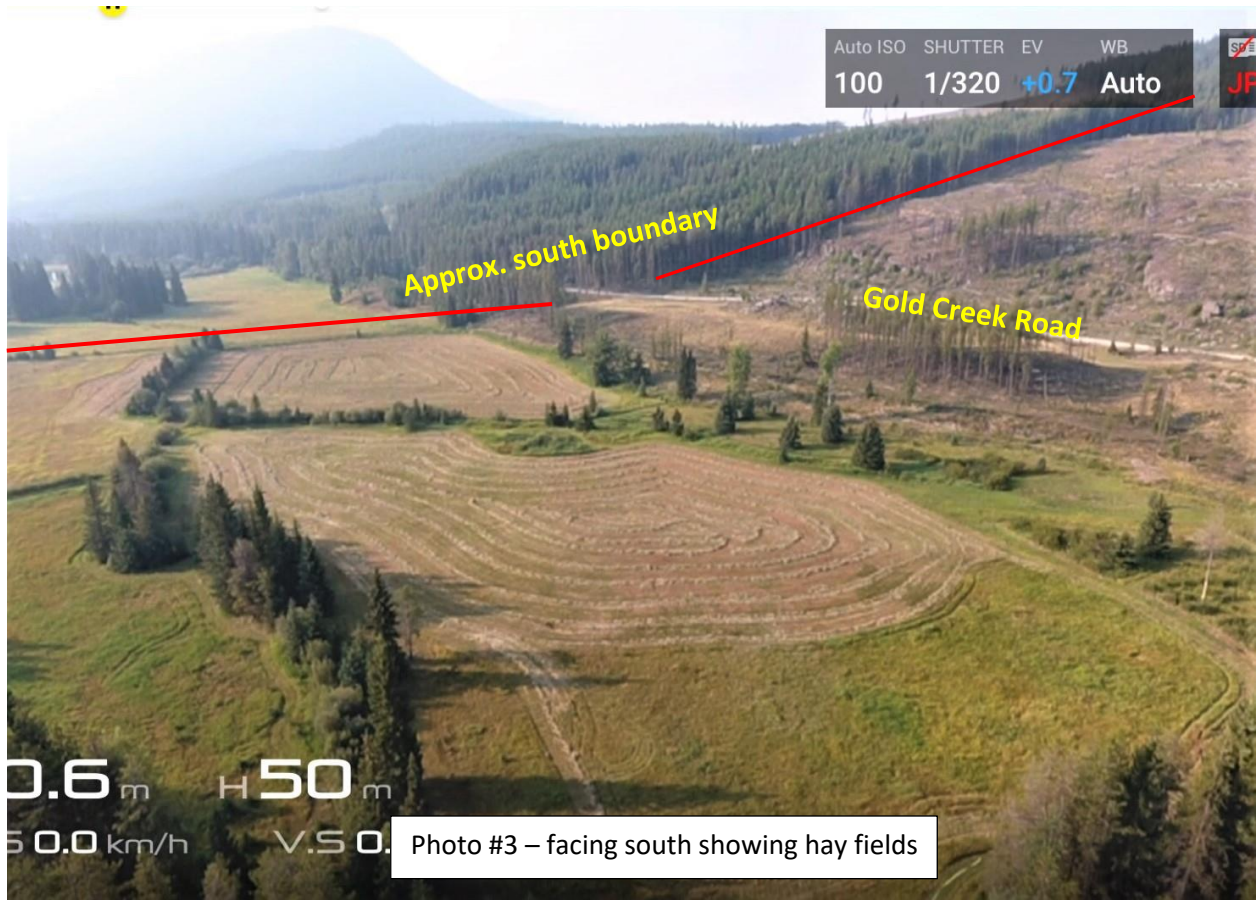




Photo #5 – facing north showing pond and open pasture on Proposed Remainder

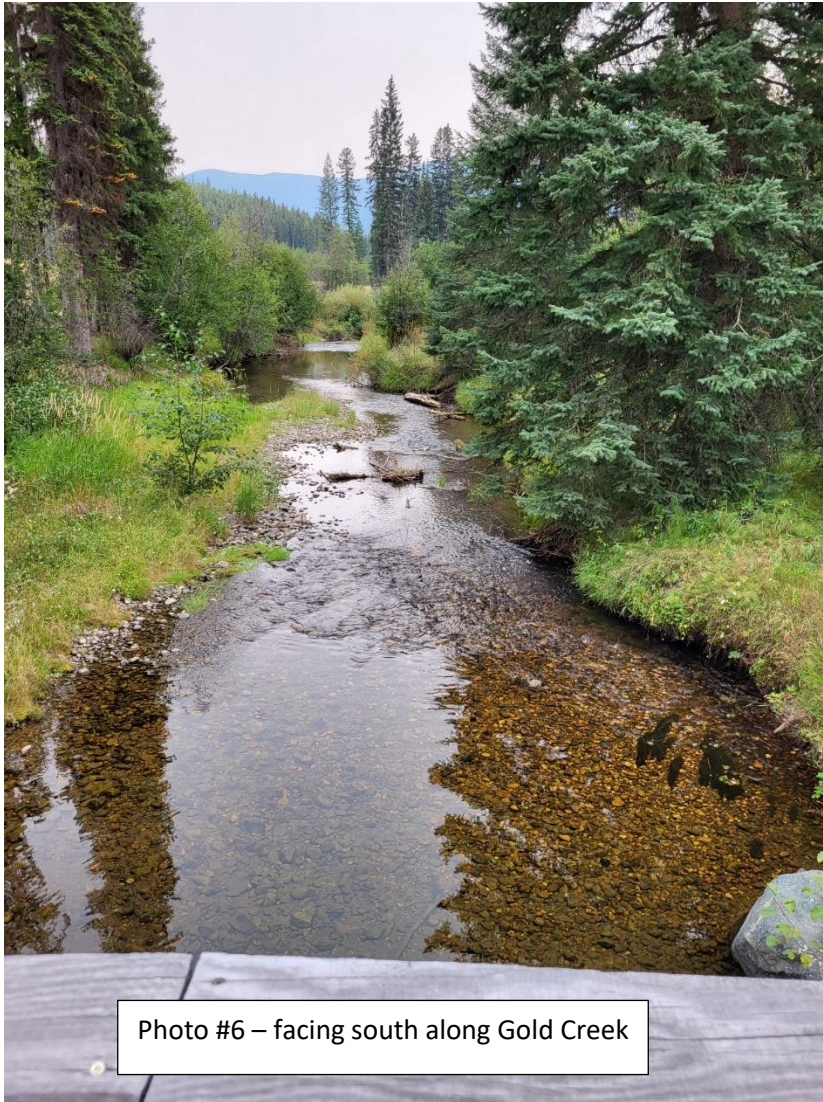


Photo #6 – facing south along Gold Creek

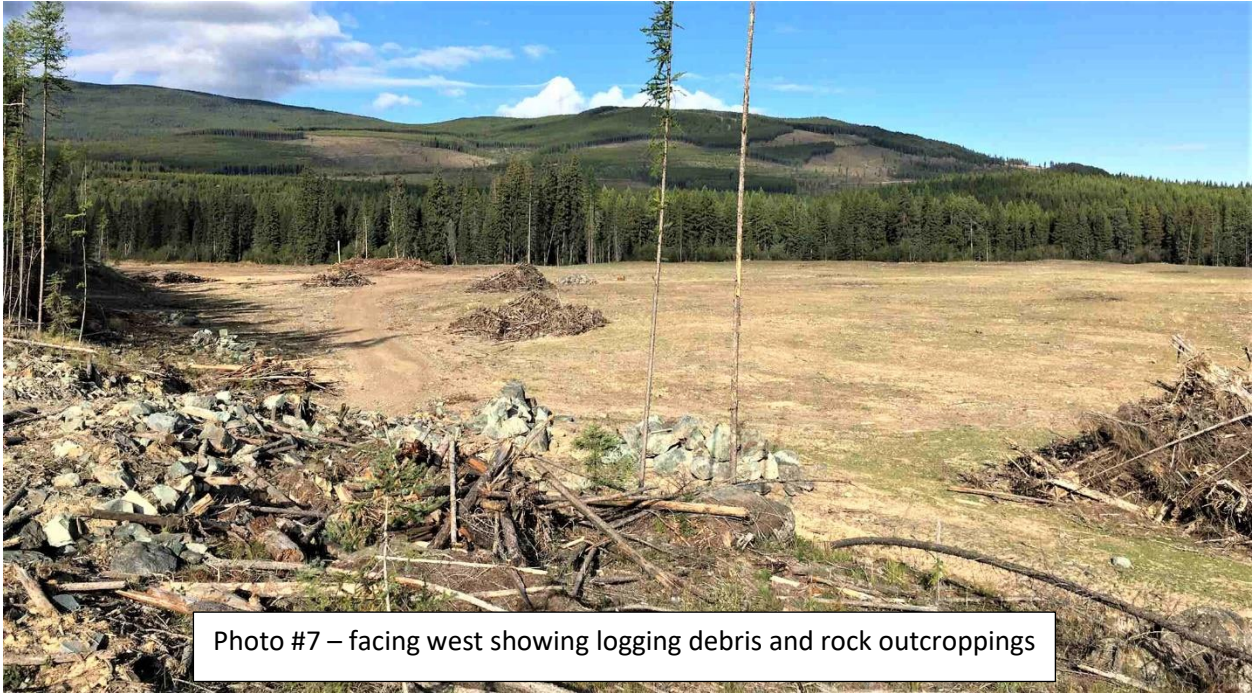


Photo #7 – facing west showing logging debris and rock outcroppings



Photo #8 – facing west showing edge of rocky hill, logging debris and young pine trees



Photo #9 – facing north showing young pine trees growing in open fields



Photo #10 – showing soil consistency along Gold Creek Rd