



Agricultural Land Commission
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December 20, 2006

Reply to the attention of Roger Cheetham
ALC File: #L - 36816

Barbara Morris
4868 Hewitt Road, PO Box 119
Edgewater, BC V0A 1E0

Dear Madam:

Re: Application to Subdivide land in the Agricultural Land Reserve

Please find attached the Minutes of Resolution # 608/2006 outlining the Commission's decision as it relates to the above noted application.

Yours truly,

PROVINCIAL AGRICULTURAL LAND COMMISSION

Per:

A handwritten signature in black ink, appearing to read 'Erik Karlsen', written over a white background.

Erik Karlsen, Chair

cc Regional District of East Kootenay (#P-706-606)

GB/lv/Encl.: Minutes
36816d1

Having regard to:

- The Commission's endorsement of the policies in the OCP
- The Regional District's Growth Strategy which directs growth to established nodes of development of which Edgewater is the largest in the plan area

the Commission considered that community interests would be served by permitting the development of the subject property as envisaged in the OCP and that these considerations outweighed the limited agricultural potential of the property. Moreover the Commission supported the concentration of development in Edgewater in accordance with the Growth Strategy and noted that the application for subdivision of 0.35 ha lots was inconsistent with the residential policies set out in the OCP which advocate a similar density to that of the core area. It considered that this concentration of development would result in significant overall benefit to agriculture in that it would reduce potential for conflicts between agriculture and residential development elsewhere and would encourage the efficient use of land thus reducing the pressure on the ALR for further urban development.

In conclusion, the Commission held the view that the subdivision as proposed was inappropriate, but that it would be prepared to reconsider its position on the basis of a revised proposal showing lot density consistent with the proposed Steamboat – Jubilee Mountain OCP.

IT WAS

MOVED BY: Commissioner Monika Marshall

SECONDED BY: Commissioner Carmen Purdy

THAT the application be refused as proposed as it would result in low density rural residential development that would be in conflict with the policies of the proposed OCP and thereby not be in the interests of the community. Moreover, it would not be in the interests of agriculture in that it would not make efficient use of the land and would increase pressure on the remaining areas within the ALR to accommodate further residential sprawl.

CARRIED

Resolution # 608/2006



Staff Report
Application # L – 36816
Applicant: Barbara Morris

DATE RECEIVED: July 12, 2006

DATE PREPARED: August 3, 2006

TO: Chair and Commissioners – Kootenay Panel

FROM: Simone Rivers, Land Use Planner

PROPOSAL: To subdivide the 1.4 ha property into four approximately 0.35 ha parcels.

This application is made pursuant to section 21(2) of the *Agricultural Land Commission Act*.

BACKGROUND INFORMATION:

The applicant wishes to split the property into four pieces, one for each of her children and one for herself.

Local Government:

Regional District of East Kootenay

Legal Description of Property:

PID: 008-272-522

Lot 10, District Lot 7569, Block 1, Kootenay District, Plan 1183, Except Plan R273

Purchase Date:

June, 1981

Location of Property:

4868 Hewitt Road, Edgewater

Size of Property:

1.4 ha (The entire property is in the ALR).

Present use of the Property:

Residential

Agricultural Capability:

Data Source: Agricultural Capability Map # 82K/09
The majority of the property is identified as having secondary ratings.

Official Community Plan and Designation:

Edgewater Official Settlement Plan Bylaw (1981) designates the property as Small Holdings.
Minimum parcel size 2.0 ha

Zoning Bylaw and Designation:

Upper Columbia Valley Zoning Bylaw No. 900 (1992)
Designates the property as SH-2 Small Holding Semi-Rural Zone
Minimum Parcel Size 1.0 ha.

PREVIOUS APPLICATIONS:

Application #11101-0

Applicant: Holden, David
Decision Date: September 17, 1980
Proposal: To subdivide the property into six residential lots.
Decision: Refused on the grounds that the subject property has capability for agriculture.

LOCAL GOVERNMENT RECOMMENDATIONS/COMMENTS:

Regional District of East Kootenay Board: The Regional Board adopted a resolution in support of the application for subdivision with the ALR.

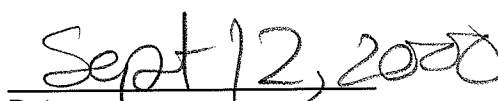
Advisory Planning Commission: The APC for Electoral Areas F & G recommended approval of the application.

ATTACHMENTS:

- ALR Context Map (Constituent 9) 1:10,000 (Created by ALC Staff)
- Map: proposed subdivision (Submitted by the Applicant).
- Minutes of the Provincial Agricultural Land Commission – Resolution # 1639/80 (Created by ALC Staff)

END OF REPORT


Signature


Date