



Staff Report
Application # F – 38706
Applicant: Terry Morton

DATE RECEIVED: December 05, 2008

DATE PREPARED: January 15, 2009

TO: Chair and Commissioners – Kootenay Panel

FROM: Jennifer Carson, Land Use Planner

PROPOSAL: To subdivide the 4.4 ha subject property into three (3) parcels, two (2) of approximately 1.6 ha and one (1) of approximately 1.2 ha. This application is made pursuant to section 21(2) of the *Agricultural Land Commission Act*.

BACKGROUND INFORMATION:

Local Government:

Regional District of Central Kootenay

Legal Description of Property:

PID: 016-022-343

Parcel A (see 62711) of Lot 14, District Lot 5079, Kootenay District, Plan 855

Purchase Date:

December 1999

Location of Property:

3795 May-Jenny Road, Blewett

Size of Property:

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

Present use of the Property:

House, shop, barn (with a horse and a cow)

Surrounding Land Uses:

WEST: residential with horses

WEST: residential

SOUTH: unoccupied - owned by Cominco

EAST: residential

Agricultural Capability:

Data Source: Agricultural Capability Map # 82F/08
The majority of the property is identified as having Secondary ratings.

Official Community Plan and Designation:

N/A

Zoning Bylaw and Designation:

N/A

RELEVANT APPLICATIONS:

Application #36806-0

Applicant: Lassey, Edmund
Decision Date: September 27, 2006
Proposal: To subdivide divide the 19.8 ha parcel into 3 lots of 5.0 ha, 7.0 ha and 7.8 ha
Decision: Allowed no impact on agriculture, area flagged for exclusion

Application #38518-0

Applicant: Towill, Elaine
Decision Date: none
Proposal: To subdivide the 4.5 ha property to create an approximately 2.0 ha parcel and a 2.5 ha parcel.
Decision: Concurrent application

LOCAL GOVERNMENT RECOMMENDATIONS/COMMENTS:

Board:
Referred to the Area Director.

STAFF COMMENTS:

Under Resolution #794/1987 the Commission endorsed exclusion of the entire Blewett area.

ATTACHMENTS:

1. ALC Context Maps (2 pages)
2. Aerial Photograph
3. Agricultural Capability Map
4. Sketch of proposal
5. Letter from applicant
6. Local Government Staff Report

END OF REPORT

Signature

Date