



Agricultural Land Commission Staff Report

DATE: October 28, 2009

TO: Vice Chair and Commissioners - Kootenay Panel

FROM: Martin Collins

RE: Application # 50664

PROPOSAL: To subdivide two 2.5 ha lots east of Highway #31 from the 21 ha property. Only 5 ha of the property lies in the ALR. However, the proposed lots lie wholly in the ALR.

PROPOSAL INFORMATION

Background: No previous applications have been considered on the property.

Received Date: September 25, 2009

Applicant: Taylor's Wild World Ltd.

Agent: Rick Taylor

Local Government: Regional District of Central Kootenay

DESCRIPTION OF LAND

PID: 027-906-442

Legal Description: Lot C District Lot 819 Kootenay District Plan NEP89039

Civic Address:

Area: 21 ha

ALR Area: 5 ha

Purchase Date: December 2, 2006

Owner: Taylor's Wild World Ltd.

Total Land Area: 21 ha

Total ALR Area: 5 ha

Current Land Use: Vacant forested parcel - steeply sloping to the west.

PROPOSAL DETAILS

Subdivision

Area	Agricultural Capability	Agricultural Capability Source
5.0	Mixed Prime and Secondary	CLI

Number of Lots	Lot Size (ha)
2	2.5

Surrounding Land Uses:

North Residential parcels in the ALR
 East Lakeshore - Kootenay Lake
 South 2 Parcels - 2 residential dwellings
 West Crown Land - Kaslo Community Forest

Official Community Plan**Bylaw Name:** n/a**Designation:****OCP Compliance:****Zoning****Zoning Bylaw Name:** n/a**Zoning Designation:****Minimum Lot Size:** ha**Zoning Compliance:****RELEVANT APPLICATIONS****Application #:** 43714**Applicant:** Taylor's Wild World Ltd**Proposal:** To subdivide two (2) properties to create four (4) new parcels.**Decisions:****Resolution****Number****Decision Date****Decision Description**

219

May 3, 2007

Allow as requested.

Application #: 43320**Applicant:** Eleanor Nichol**Proposal:** To subdivide the 9.6 ha property as divided by Highway 31 creating a 3.2 ha lot and a 6.4 ha lot.**Decisions:****Resolution****Number****Decision Date****Decision Description**

556

September 28, 2006

Allow subdivision along road as requested - no negative impact on agriculture

Committee Recommendations**Type****Recommendation****Description**

Planning Staff

Approve

Planning staff for the Regional District of Central Kootenay do not object to the subdivision.

Board/Council

No Comment

No comment is provided by the Regional Board

STAFF COMMENTS

Staff suggests that the Commission consider the following:

1) The ALR area is undeveloped for agriculture.

- 2) The ALR portion of the property is divided by roads and characterized by rough topography.
- 3) The Commission has recently permitted similar subdivision in the area.
- 4) The ALR north of Kaslo is characterized by small residential lots with little or no agricultural potential.

ATTACHMENTS

50664 sketch plan.pdf
50664_AirphotoMap.pdf
50664_ContextMap10k.pdf

END OF REPORT

Signature

Date