



Agricultural Land Commission Staff Report

DATE: October 28, 2009
TO: Vice Chair and Commissioners - Kootenay Panel
FROM: Martin Collins

RE: Application # 50665

PROPOSAL: To subdivide two 1.64 ha lots from the 10.7 ha subject property. Only ~ 5 ha of the 10.7 ha property lies within the ALR. However, both of the proposed 1.6 ha lots lie mostly in the ALR.

PROPOSAL INFORMATION

Background: One previous application has been considered on the property. See below for details.
Received Date: September 25, 2009
Applicant: Larry Perepolkin
Agent: Jerome Hango
Local Government: Regional District of Central Kootenay

DESCRIPTION OF LAND

PID: 007-135-777
Legal Description: District Lot 14517 Kootenay District Except Plan NEP74807
Civic Address: South west of Krestova.
Area: 10.7 ha
ALR Area: 5 ha
Purchase Date: August 2, 1995
Owner: Larry Perepolkin

Total Land Area: 10.7 ha
Total ALR Area: 5 ha
Current Land Use: Primarily forested - not used for agriculture. Single family dwelling, 2 sheds, and a small greenhouse.

PROPOSAL DETAILS

Subdivision

Area	Agricultural Capability	Agricultural Capability Source
5.3	Secondary	CLI

Number of Lots	Lot Size (ha)
2	1.5
1	2.3

Surrounding Land Uses:

North	Vacant forested Crown Land
East	Residential (high density) ' "New Settlement at Krestova"
South	ALR rural residential
West	Vacant Crown Land - not in the ALR

Official Community Plan**Bylaw Name:** No bylaw exists**Designation:****OCP Compliance:****Zoning****Zoning Bylaw Name:** No bylaw exists**Zoning Designation:****Minimum Lot Size:** ha**Zoning Compliance:****PREVIOUS APPLICATIONS****Application #:** 20665**Applicant:** George Kinakin**Proposal:** To subdivide the 15.8 ha subject property into one 5.3 ha lot and a 10.5 ha remainder in order to raise separate title to the two existing residences presently located on the property.**Decisions:**

Resolution Number	Decision Date	Decision Description
200	April 23, 2003	Allow as requested.

Note: The 10.7 ha remnant parcel is the subject property in the current application.**Committee Recommendations**

Type	Recommendation	Description
Planning Staff	Approve	Planning staff did not object to the proposal
Board/Council	No Comment	Regional District of Central Kootenay Board did not comment.

STAFF COMMENTS

Staff suggest that the Commission consider the following:

- 1) The subject property has very limited agricultural potential.
- 2) Previously the Commission has not objected to the subdivision of this property.
- 3) There are no active agricultural operations in the surrounding area and as such no negative impacts are anticipated to arise from subdivision.

ATTACHMENTS

50665_ContextMap20k.pdf
50665_AirphotoMap20k.pdf
50665 sketch plan.pdf

END OF REPORT

Signature

Date