



Agricultural Land Commission Staff Report

DATE: December 17, 2009
TO: Vice Chair and Commissioners - Kootenay Panel
FROM: Martin Collins

RE: Application # 51070
PROPOSAL: To subdivide a 2 ha lot from the 17 ha property. The proposed 2 ha lot lies wholly in the ALR. Only 0.5 ha of the 15 ha remainder lies in the ALR

PROPOSAL INFORMATION

Background: The Commission has allowed all recent subdivision applications in the Shutty Bench area north of Kalso.
Received Date: November 30, 2009
Applicant: Michael Tarr
Agent: Ward Engineering & Land Surveying Ltd
Local Government: Regional District of Central Kootenay

DESCRIPTION OF LAND

PID: 015-940-039
Legal Description: Parcel (See 238261) Block L District Lot 819 Kootenay District Plan 1107 Except Plans R142 and NEP68114
Civic Address: 9339 Highway 31 - Shutty Bench area
Area: 17 ha
ALR Area: 2.5 ha
Purchase Date: December 19, 2000
Owner: Michael Tarr

Total Land Area: 17 ha
Total ALR Area: 2.5 ha
Current Land Use: Single family residence located west of the highway. The proposed 2 ha ALR lot is vacant and partially cleared.

PROPOSAL DETAILS

Subdivision

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

Number of Lots Lot Size (ha)

1	0.5
1	2.0

Surrounding Land Uses:

North	Rural residential in the ALR - 2 ha lots
East	Highway 31/ Kootenay Lake
South	Rural residential 1 ha lots in the ALR
West	Crown Land Forest

Official Community Plan**Bylaw Name:** No OCP exists**Designation:****OCP Compliance:****Zoning****Zoning Bylaw Name:** No zoning exists**Zoning Designation:****Minimum Lot Size:** ha**Zoning Compliance:** Yes**RELEVANT APPLICATIONS****Application #:** 50664**Applicant:** Taylor's Wild World Ltd.**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.**Decisions:****Resolution**

Number	Decision Date	Decision Description
1287	November 3, 2009	Allow as proposed.

Committee Recommendations

Type	Recommendation	Description
Board/Council	No Comment	The Regional District of Central Kootenay board of directors forwarded the application without comment.

STAFF COMMENTS

Staff recommends that the application be allowed as requested on the grounds the land has very little agricultural potential due to steep slopes, small arable areas and isolation from markets.

ATTACHMENTS

51070_AirphotoMap.pdf

51070_ContextMap20k.pdf

51070 sketch.pdf

END OF REPORT

Signature

Date