



Provincial Agricultural Land Commission - Staff Report

Application: 51798

Applicant: Marilyn & Reg Gustafson
Local Government: Regional District of Central Kootenay

Proposal: SUBDIVISION - subdivide a 4.2 ha property into two roughly equally sizes lots using the road as a natural boundary

BACKGROUND INFORMATION

The main access road in the area divides the parcel into two. It is intended to use the property for recreational purposes.

PROPERTY INFORMATION

PID: 013-950-479
Legal Description: Lot 5 District Lot 8185 Kootenay District Plan 1217
Property Area: 4.0 ha
ALR Area: 4.0 ha
Purchase Date: March 20, 2001
Location:
Owner: Marilyn & Reg Gustafson

LAND USE

Current Land Use:

The western half of the property has been cleared and the eastern half is mainly under trees. It is used for summer and winter recreation. It is not used for agriculture.

Surrounding Land Uses:

North: Recreational (Cabin)
 East: Whatshan Lake
 South: Recreational (Summer Homes)
 West: Crown Land

PROPOSAL DETAILS

Subdivision - ALR Area: 4.0 ha

Number of Lots	ALR Area of Lot (ha)
2	2.0

Agricultural Capability:

The majority of the area under application is rated as: Mixed Prime and Secondary

Source: CLI

Mapsheet: 82E.100

RELEVANT APPLICATIONS

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Application ID: 39550

Legacy #: 26212

Applicant: Coates, Green O'Neill

Proposal: The Commission approved the realignment of the road and the creation of three lots for seasonal recreation use subject to the construction of the new road.

Application ID: 18911

Legacy #: 34292

Applicant: Doukhobor Cultural Association

Proposal: The Doukhobor Heritage Retreat Society is requesting the exclusion of 82 ha from the ALR to be used for: existing 2700 sq ft retreat building, 43 campsites, 6 cabins, office/residence for caretaker, 48 person dormitory, bandshell, covered concession and washroom area.

Decision:

Resolution #	Decision Date	Decision Description
318/2002	June 28, 2002	The Commission approved this application to exclude the 82 ha property on the grounds that it has limited agricultural capability.

LOCAL GOVERNMENT INFORMATION

Official Community Plan:

Bylaw Name: Electoral Area K - Arrow Lakes

Designation: Agriculture

OCP Compliance: No

Zoning:

Zoning Bylaw Name: Bylaw 1675

Zoning Designation: Agriculture 2

Minimum Lot Size: 8.0 ha

Zoning Compliance: Yes

Comments and Recommendations:

Board/Council

The Regional Board has not commented on this application

ALC STAFF COMMENTS

It is recommended that the Commission consider the following:

The property is located in an area that is isolated and used primarily for recreational purposes.

The Commission has excluded land to the south, albeit with lower agricultural capability ratings, for recreational development and has approved subdivision to the north for seasonal recreation use.

There is limited agricultural activity taking place in the area within which the subject property is located.

There may be value in the Commission conducting an ALR review of this area.

The road that divides the property into two does not appear to constitute a physical barrier that might hinder agriculture.

Subdivision into smaller lots could potentially reduce the agricultural options for the property.

ATTACHMENTS

51798 sub plan.pdf

51798_ContextMap20k.pdf

51798_AgCapabilityMap.pdf

51798_AirphotoMap20k.pdf

END OF REPORT

Prepared by: Roger Cheetham, Regional Planner