



# Provincial Agricultural Land Commission - Staff Report

## Application: 51807

**Applicant:** Larry Horel  
**Agent:** Hango Land Surveys  
**Local Government:** Regional District of Central Kootenay

**Proposal:** The subdivision of a 22.5 ha property, 3.2 ha of which is within the ALR, to create a 6 ha parcel that includes the 3.2 ha within the ALR and a 16.5 ha remainder. This is to be consolidated with the adjoining property to create a 23.8 ha parcel.

## BACKGROUND INFORMATION

The subdivision will create a parcel with limited agricultural potential that includes the portion within the ALR and will enable the creation of a larger parcel over land with a Class 7 soil capability rating.

## PROPERTY INFORMATION

**PID:** 017-961-891  
**Legal Description:** That Part of District Lot 8640 Kootenay District, Shown Outlined in Red on Explanatory Plan 27582I, Except Part Included in Plans 2880 and 6753  
**Property Area:** 22.5 ha  
**ALR Area:** 3.2 ha  
**Purchase Date:** October 16, 2009  
**Location:**  
**Owner:** Larry Horel

## LAND USE

### Current Land Use:

Part of the ALR portion of the property has been cleared and includes a field that is not at present used for agriculture. There are a number of buildings on the ALR portion located close to McDaniels Road. The remaining portions of the property are unused rocky hillside and forest.

### Surrounding Land Uses:

North: Vacant rocky slope  
East: Field  
South: Road and rocky hillside/forest  
West: Residence and small hayfield

## PROPOSAL DETAILS

**Subdivision - ALR Area:** 3.2 ha

### Agricultural Capability:

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

**Source:** CLI

**Mapsheet:** 82F/5

## LOCAL GOVERNMENT INFORMATION

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### Official Community Plan:

**Bylaw Name:** Kootenay Columbia Rivers  
**Designation:** Agriculture (ALR portion)  
**OCP Compliance:** Yes

### Zoning:

**Zoning Bylaw Name:** Zoning Bylaw 1675, 2004  
**Zoning Designation:** Agriculture 4 (ALR portion)  
**Minimum Lot Size:** 2.0 ha  
**Zoning Compliance:** Yes

### Comments and Recommendations:

#### **Board/Council**

The Regional Board did not comment

## ALC STAFF COMMENTS

It is recommended that the Commission consider the following:

The subdivision does not affect the land within the ALR.

The property has low soil capability ratings and is in an area with generally low capability.

As the intention is to consolidate the remainder with the adjoining parcel there will be no net gain in the number of parcels.

The subdivision will not have any impact on agriculture as there are no significant agricultural operations in the area.

## ATTACHMENTS

51807plan of sub.pdf  
51807\_ContextMap20k.pdf  
51807\_AgCapabilityMap.pdf  
51807\_AirphotoMap20k.pdf

## END OF REPORT

**Prepared by:** Roger Cheetham, Regional Planner