



Agricultural Land Commission
133-4940 Canada Way
Burnaby, British Columbia V5G 4K6
Tel: 604-660-7000
Fax: 604-660-7033
www.alc.gov.bc.ca

August 10, 2006

Reply to the attention of Roger Cheetham

Alec Osachoff
42 Mirador
Irvine, California, USA
92612

Dear Sir:

RE: **Application #F-35914**
PID: 016-024-630
Lot 20, District Lot 7065, Kootenay District, Plan 848

Further to your letter of 7th April 2006, the Commission, acting under section 33 of the *Agricultural Land Commission Act*, has reconsidered the above noted application.

The Commission refused both options for the subdivision of the property into two as it noted that in each case the portion of the property with the higher capability soils was divided by the proposed subdivision line. The Commission considered that this would have a negative impact on agriculture.

The Commission noted that the western section of the property falling within proposed parcel 1 of the original application comprises a natural slough that is wet year round with low agricultural potential. In view of this the Commission considered that this subdivision, upon reconsideration, could be supported provided that the rest of the property in which the better capability soils are located was retained as one subdivision.

Accordingly it granted approval for the subdivision of the property to create parcel I of the original proposal as shown on the enclosed plan subject to:

- the subdivision being in substantial compliance with the attached plan.
- compliance with applicable Acts, regulations, bylaws of the local government, and decisions and orders of any person or body having jurisdiction over the land under an enactment. The Commission suggests you contact the Central Kootenay Regional District) at your earliest convenience.

The decision noted above is recorded as Resolution # 388/2006

The land referred to in the application continues to be subject to the provisions of the Act and regulations except as provided by this approval.

When the final survey plans or documents as required for Land Title purposes have been prepared, please send two paper prints to this office well in advance of commencing registration procedures. The Commission will then authorize the Registrar of Land Titles to accept the application for deposit of the subdivision plan.

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Please quote the above application number in any future correspondence.

Yours truly,

PROVINCIAL AGRICULTURAL LAND COMMISSION

Per: 

Erik Karlsen, Chair

enclosure

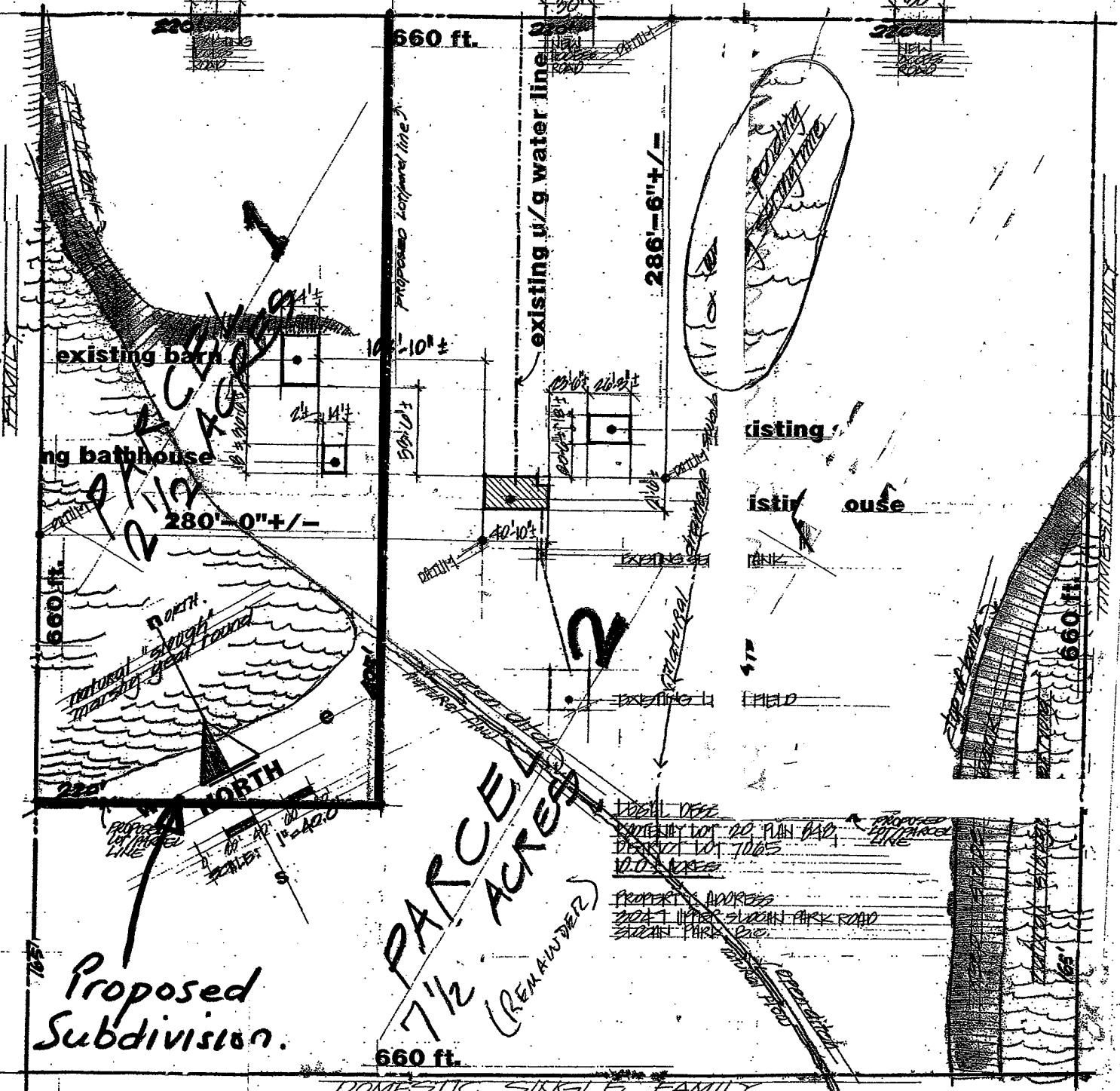
pc: Harry Osachoff - 1478 - 2nd Avenue, Trail, BC, V1R 1M2
Olga Kabatoff - 1487 - Highway 3A, Thrums, BC, V1N 4M7
Regional District of Central Kootenay - A0507Hs-08359-000

RC/eg
i/35914d2

DOMESTIC SINGLE FAMILY

Scale: 1"=40.0'
Feb. 7, 2005

upper sloean park road 40'-0" wide



Proposed Subdivision.

PARCEL 7 1/2 ACRES (REMAINDER)

DEVELOPER
 PROPERTY ADDRESS
 2021 UPPER SLOAN PARK ROAD
 SLOAN PARK, CO

DOMESTIC SINGLE FAMILY

SUBDIVISION APPROVED IN TERMS OF
COMMISSION RESOLUTION NUMBER 388/2006