



Agricultural Land Commission
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www.alc.gov.bc.ca

July 6, 2006

Reply to the attention of Ron Wallace

Michael & Antonia Ferrier
6750 Appledale Lower Road
Winlaw, BC V0G 2J0

Dear Sir/Madam:

Re: Application # F-36558
Lot 165, District Lot 383, Kootenay District, Plan 1022

The Provincial Agricultural Land Commission (the "Commission") has now concluded its review of your application to build an addition onto an existing building in order to provide a second home for a family member. The application was submitted pursuant to section 20(3) of the *Agricultural Land Commission Act* (the "ALCA").

The Commission wishes to thank you for taking the time to meet with its representatives on June 26, 2006.

The Commission writes to advise that it approved your application subject to:

- the second dwelling being restricted to the area identified on 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 Regional District of Central Kootenay at your earliest convenience.

The decision noted above is recorded as Resolution **#334/2006**.

Please quote your application number in any future correspondence.

Yours truly,

PROVINCIAL AGRICULTURAL LAND COMMISSION

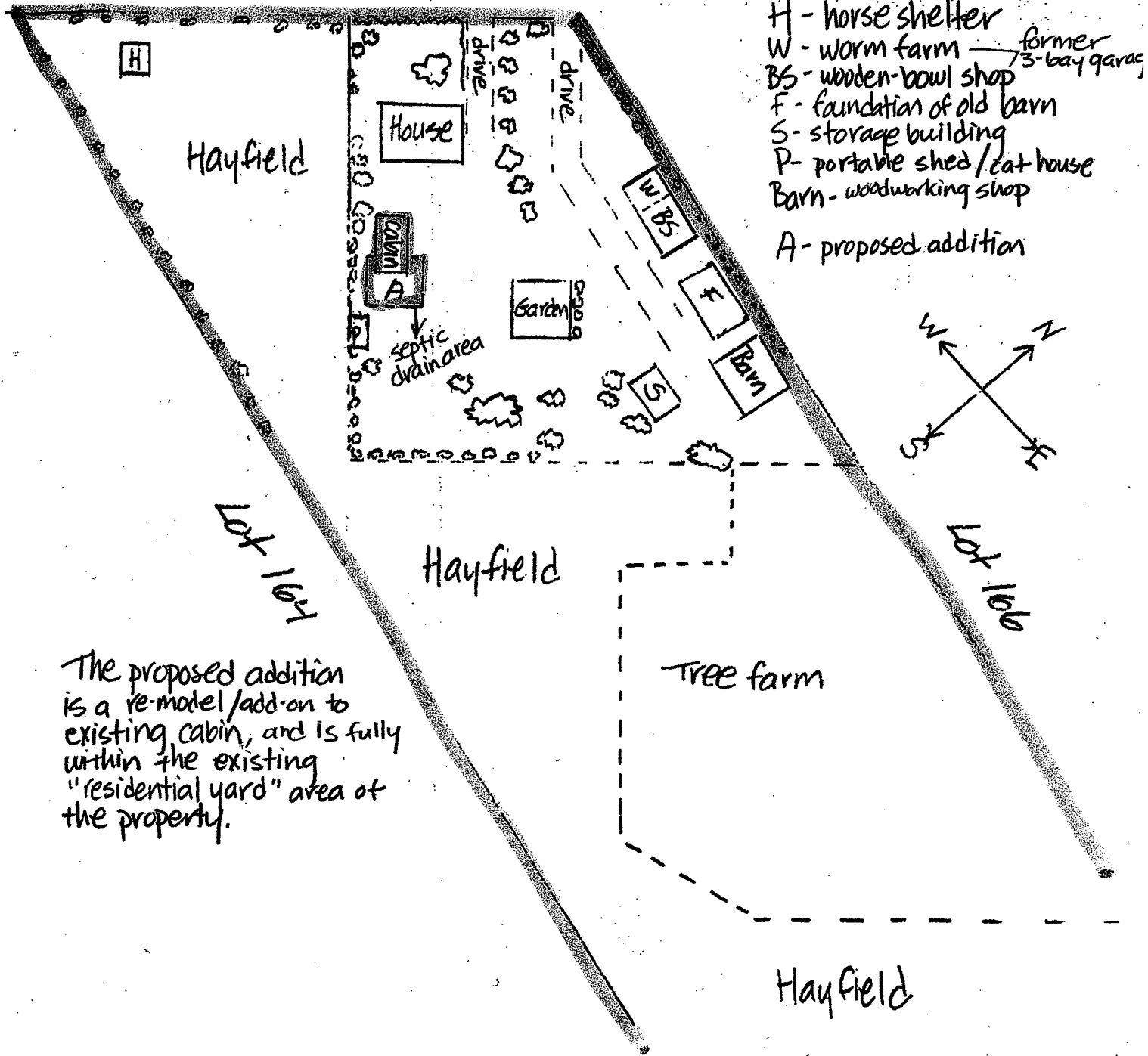
Per:

Erik Karlsen, Chair

cc: Regional District of Central Kootenay – File #A0604Hs-20376-000

RW/lv/Encl.
36558d1

Appledate Lou Rd.

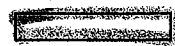


The proposed addition is a re-model/add-on to existing cabin, and is fully within the existing "residential yard" area of the property.

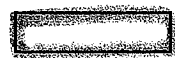
Provincial Agricultural Land Commission

Application: F-36558

Resolution #334/2006



Subject property.



Approved area for additional dwelling

MINUTES OF THE PROVINCIAL AGRICULTURAL LAND COMMISSION

Minutes of a meeting held by the Provincial Agricultural Land Commission (the "Commission") on 26 June 2006 in Nelson, B.C.

PRESENT: Monika Marshall Chair
 Carmen Purdy Commissioner

STAFF: Ron Wallace, Land Use Planner

For Consideration

Ron Wallace presented the staff report dated May 18, 2006 regarding application #F-36558, Michael and Antonia Ferrier. The application is to build an addition onto an existing building in order to provide an additional home for the applicants' mother. The existing building has water and electric but no proper septic or bathroom facility.

Site Inspection

A site inspection was conducted on June 26, 2006. Those in attendance were:

- Commissioners Marshall & Purdy
- Agricultural Land Commission Staff: Ron Wallace, Land Use Planner
- Applicants Michael and Antonia Ferrier

The site inspection lasted from 10:30 a.m. to 11:00 a.m.

Commission Discussion

The Commission supported the application as it was seen to benefit the owners without impacting the agricultural usefulness of the property. The Commission also felt the addition to the dwelling would not be a prelude to future subdivision of the property.

IT WAS

MOVED BY: Commissioner C. Purdy
SECONDED BY: Commissioner M. Marshall

THAT the staff report be received and the application be approved as proposed.

This approval is subject to compliance with any other enactment, legislation or decision of any agency having jurisdiction.

CARRIED



Staff Report
Application # F – 36558
Applicant: Michael & Antonia Ferrier

DATE PREPARED: May 18, 2006

TO: Chair and Commissioners – Kootenay Panel

FROM: Ron Wallace, Regional Research Officer

PROPOSAL: To build an addition onto an existing building in order to provide an additional home for the applicants' mother. The existing building has water and electric but no proper septic or bathroom facility. The addition to the existing building does not affect the agricultural usefulness of the property.

This application is made pursuant to section 20(3) of the *Agricultural Land Commission Act*.

BACKGROUND INFORMATION:

There have been no other applications on the subject property.

Local Government:

Regional District of Central Kootenay

Legal Description of Property:

1. PID: 016-053-966
Lot 165, District Lot 383, Kootenay District, Plan 1022;

Purchase Date (m/d/y):

1995-12-15

Location of Property:

6750 Appledale Lower Road, Winlaw, BC.

Size of Property:

2.1 ha (The entire property is in the ALR).

Present use of the Property:

There is a residence, a cabin, a storage building, a barn, and a shop on the property. There is a hayfield and tree farm on the property.

Surrounding Land Uses:

WEST: Residential
SOUTH: Residential
EAST: Slocan River
NORTH: Residential, farm use

Agricultural Capability:

Data Source: Agricultural Capability Map # 82F/12
The majority of the property is identified as having Secondary ratings.

Official Community Plan and Designation:

None

Zoning Bylaw and Designation:

None

LOCAL GOVERNMENT RECOMMENDATIONS/COMMENTS:

Regional Board

The application was referred to the Area Director. A Regional Board Resolution may follow in due course.

STAFF COMMENTS:

Staff recommends an on-site meeting with the applicants to review the proposal for an additional dwelling.

END OF REPORT

Signature

Date