



Agricultural Land Commission
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November 20, 2006

Reply to the attention of Gordon Bednard
ALC File: F-36810

Don and Bernadette Stach
PO Box 252
Creston, BC V0B 1G0

Dear Sir/Madam:

Re: Application to Subdivide land in the Agricultural Land Reserve

Please find attached the Minutes of Resolution # 553/2006 outlining the Commission's decision as it relates to the above noted application.

Please send two (2) paper prints of the final survey plans to this office. When the Commission confirms that all conditions have been met, it will authorize the Registrar of Land Titles to accept registration of the plan.

Yours truly,

PROVINCIAL AGRICULTURAL LAND COMMISSION

Per:

A handwritten signature in black ink, appearing to read 'E. Karlsen', written over a white background.

Erik Karlsen, Chair

cc: Regional District of Central Kootenay (#A0618B-02711000)

Encl.: Minutes/Sketch Plan
GB/eg/36810d1

Discussion

Assessment of Impact on Agriculture

The Commission assessed the impact of the proposal against the long term goal of preserving agricultural land. The Commission held the view that the proposal would not impact existing or potential agricultural use of surrounding lands.

IT WAS

MOVED BY: Commissioner Carmen Purdy

SECONDED BY: Commissioner Erik Karlsen

THAT the application be approved as presented.

AND THAT the approval is subject to the subdivision/consolidation being in substantial compliance with the plan submitted with the application and attached to the decision letter.

AND THAT the approval is granted to the applicant only and is valid for three (3) years from the date of this decision.

This decision does not relieve the owner or occupier of the responsibility to comply 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.

CARRIED

Resolution # 553/2006



Staff Report
Application # F – 36810
Applicant: Don Stach

DATE RECEIVED: July 11, 2006

DATE PREPARED: September 5, 2006

TO: Chair and Commissioners – Kootenay Panel

FROM: Simone Rivers, Land Use Planner

PROPOSAL: To adjust the boundaries of two 1 ha properties. The new lots would be 0.6 ha and 1.4 ha acres.

This application is made pursuant to section 21(2) of the *Agricultural Land Commission Act*.

BACKGROUND INFORMATION:

Local Government:

Regional District of Central Kootenay

Legal Description of Property:

PID: 012-688-282
Lot 9, District Lot 812, Kootenay District, Plan 11805;

Purchase Date:

September 2004

Location of Property:

120 - 40th Avenue North, Erickson

Size of Properties:

2.0 ha

Present use of the Property:

Residential, 1 acre planted in alfalfa

Surrounding Land Uses:

WEST: Residential
SOUTH: Residential
EAST: Residential
NORTH: Residential

Agricultural Capability:

Data Source: Agricultural Capability Map # 82F/1
The majority of the property is identified as having Secondary ratings.

Official Community Plan and Designation:

Creston Valley Official Community Plan Bylaw No 1575 designates the property as AG2

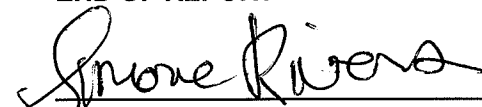
Zoning Bylaw and Designation:

Regional District of Central Kootenay Zoning Bylaw No 1675 (2004) designates the property as (AG2) Agriculture 2
Minimum Lot Size: 8 ha

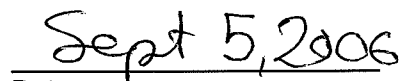
ATTACHMENTS:

- Letter from applicants (dated June 9, 2006) outlining the proposal and reasons for the proposal.
- Map: Sketch of proposed boundary adjustment (Submitted by the applicants)
- Orthophoto (Submitted by Central Kootenay Regional District)
- ALR Context Map - BCGA 82F.008 - 1:20,000 (Created by ALC Staff)

END OF REPORT



Signature



Date