



Agricultural Land Commission
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December 14, 2006

Reply to the attention of Gordon Bednard
ALC File: L-36817

Vernon & Monica Ball
RR1 - Site 3A, Comp 3
Elko, BC V0B 1J0

Dear Sir/Madam:

Re: Application to Subdivide land in the Agricultural Land Reserve

Please find attached the Minutes of Resolution # 623/2006 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:

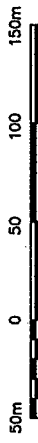
Erik Karlsen, Chair

cc: Regional District of East Kootenay (#P-706-208)
John Zimmer, 45 - 8th Avenue S., Cranbrook, BC V1C 2K4

GB/lv/Encl.: Minutes/Sketch Plan
36817d1

**PLAN OF PROPOSED SUBDIVISION OF
LOT 4, DISTRICT LOT 6358,
KOOTENAY DISTRICT, PLAN 10747**

BCGS 82G.035



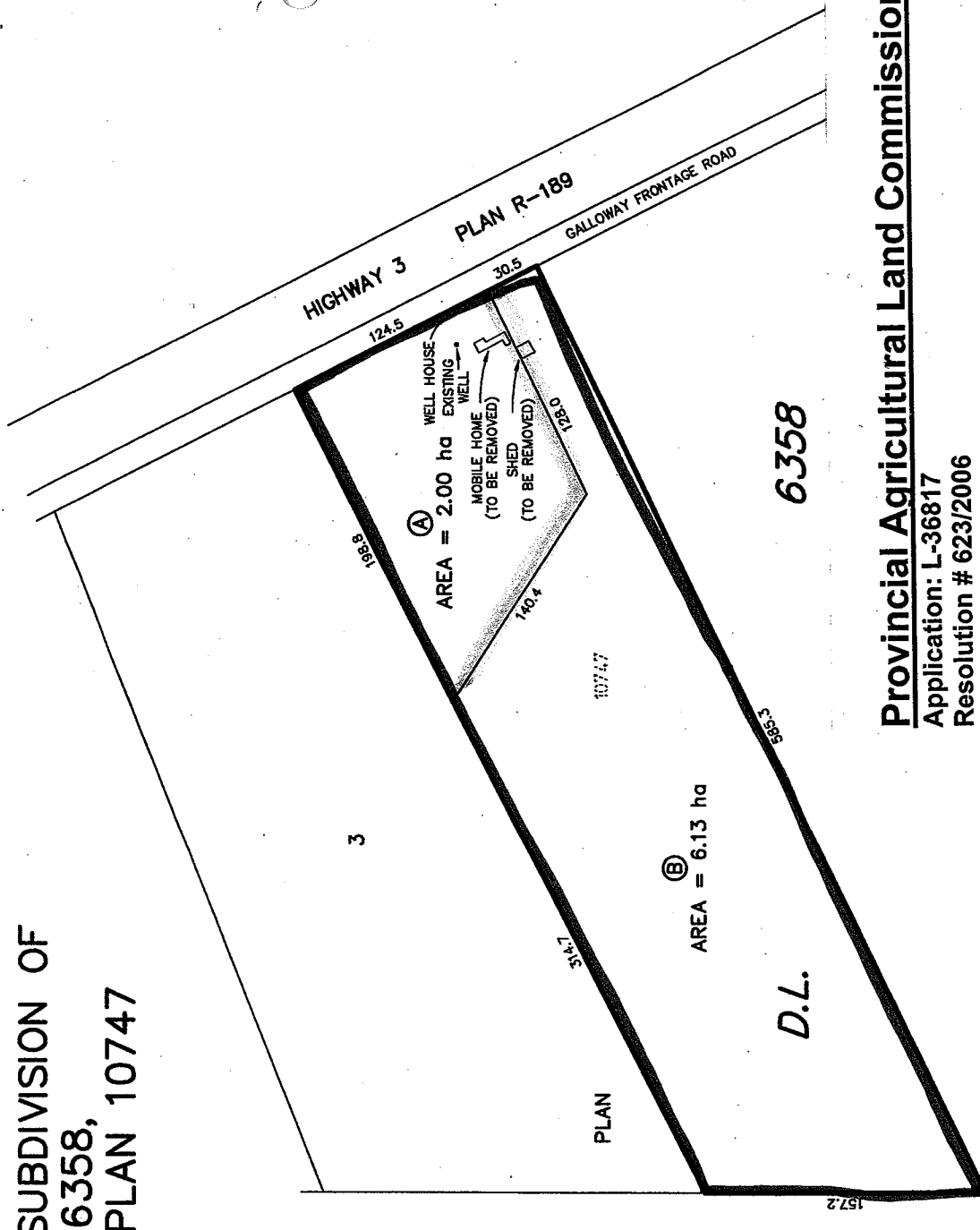
SCALE 1 : 2500

LEGEND

All distances are in metres.




D.L. 6357



Provincial Agricultural Land Commission

Application: L-36817
Resolution # 623/2006

 Subject property.

 Approved subdivision boundary. Lots remain within the ALR.

D.L. 1966

This plan lies within the
Regional District of East Kootenay

FOCUS
ENGINEERING · PLANNING · GEOMATICS
CRANBROOK, B.C.
72756-PSUB

IT WAS

MOVED BY: Commissioner Carmen Purdy

SECONDED BY: Commissioner Monika Marshall

THAT the application be approved.

AND THAT the approval is subject to the subdivision be in substantial compliance with the plan submitted with the application.

AND THAT the subdivision must be completed within 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 # 623/2006



Staff Report
Application # L – 36817
Applicant: Vernon & Monica Ball
Agent: John Zimmer

DATE RECEIVED: July 12, 2006

DATE PREPARED: August 3, 2006

TO: Chair and Commissioners – Kootenay Panel

FROM: Simone Rivers, Land Use Planner

PROPOSAL: To subdivide the 8.1ha property into a 6.1 ha lot and a 2 ha lot.

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

BACKGROUND INFORMATION:

The applicants have previously received Commission permission to operate a sawmill on the property (application # L-35345.) The approved sawmill operation is located on the proposed 6.1 ha lot.

Local Government:

Regional District of East Kootenay

Legal Description of Property:

PID: 012-896-101
Lot 4, District Lot 6358, Kootenay District, Plan 10747

Purchase Date:

April 1998

Location of Property:

Elko

Size of Property:

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

Present use of the Property:

Residential

Surrounding Land Uses:

WEST: Crown Land
SOUTH: Agricultural, residential, light industry
EAST: Industrial (Sawmill)
NORTH: Agricultural, residential, light industry

Agricultural Capability:

Data Source: Agricultural Capability Map # 82G/6
The majority of the property is identified as having Secondary ratings.

PREVIOUS APPLICATIONS:

Application #35345-0

Applicant: Ball, Vernon & Monica
Decision Date: May 06, 2004
Proposal: To operate a small sawmill operation of the back of the subject property.
Decision: Allow as proposed.

LOCAL GOVERNMENT RECOMMENDATIONS/COMMENTS:

Regional District of East Kootenay Board: The Regional Board forwarded the application with a recommendation of support.


Agricultural Advisory Committee: The AAC supported the application as presented.

Advisory Planning Commission: The APC passed a resolution of support of the application as presented.

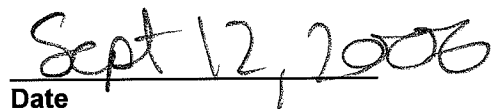
ATTACHMENTS:

- Plan of Proposed Subdivision (Submitted by the applicant)
- ALR Context Map: 82G/6 - 1:50,000 (Created by ALC Staff)

END OF REPORT



Signature



Date