



Agricultural Land Commission
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June 4, 2007

Reply to the attention of Terra Kaethler
ALC File: # L - 37281

Steidl Kambeitz
201 - 907 Baker Street
Cranbrook, BC V1C 1A4

Attention: Kenneth Steidl

Re: Application to subdivide land in the Agricultural Land Reserve

Please find attached the Minutes of Resolution # 227/2007 outlining the Commission's decision as it relates to the above noted application. As agent, it is your responsibility to notify your client accordingly.

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 'Erik Karlsen', is written over the 'Per:' label. The signature is fluid and cursive.

Erik Karlsen, Chair

cc: Regional District of East Kootenay (#P-706-225)

Enclosure: Minutes/Sketch Plan

TK/iv
37281d1



Staff Report
Application # L – 37281
Applicant: David Mader
Agent: Steidl Kambeitz

DATE RECEIVED: March 09, 2007

DATE PREPARED: May 2, 2007

TO: Chair and Commissioners – Kootenay Panel

FROM: Jennifer Carson, Land Use Planner

PROPOSAL: To subdivide the 202.4 ha parcel to create a 4.0 ha homesite severance leaving a 198.4 ha remainder intended to be sold along with ten other holdings. This application is made pursuant to section 21(2) of the *Agricultural Land Commission Act*.

BACKGROUND INFORMATION:

The applicant currently owns 10 other properties in the area which are in the process of being sold to C.D. Reay & Sons Ltd.

Local Government:

Regional District of East Kootenay

Legal Description of Property:

PID: 014-781-719

Application Number 2, District Lot 4590, Kootenay District, Plan X28

Purchase Date:

January 1968

Location of Property:

8020 Rock Creek Road, Galloway Area

Size of Property:

202.4 ha (Approximately 10 ha of the property is in the ALR).

Present use of the Property:

Grazing, hay crop and house

Surrounding Land Uses:

WEST: Field and Crown Land
SOUTH: Railway and Highway
EAST: Crown
NORTH: Crown Land

Agricultural Capability:

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

Official Community Plan and Designation:

OCP: None

Zoning Bylaw and Designation:

Zoning: None

RELEVANT 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: Allowed as proposed.

Application #36817-0

Applicant: Ball, Vernon & Monica
Decision Date: October 18, 2006
Proposal: To subdivide the 8.1ha property into a 6.1 ha lot and a 2 ha lot.
Decision: Allowed as requested - no impact on agriculture

LOCAL GOVERNMENT RECOMMENDATIONS/COMMENTS:

East Kootenay Regional District Board:

The Regional Board forwarded the application with a recommendation of support.

Advisory Planning Commission:

The APC for Area B supported the application as presented.

Agricultural Advisory Commission:

Accepted the application as presented.

Local Government Staff:

That the subdivision to create a home site for the owner be supported with the condition that the hay fields and agricultural lands are left intact.

STAFF COMMENTS:

It is recommended that the Commission consider the following:

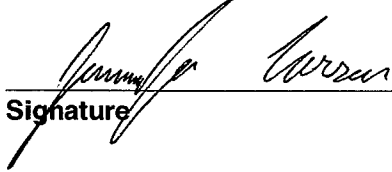
- It appears that the applicant qualifies for consideration under the *Homesite Severance Policy*.
- The applicant currently owns at least 10 other properties in the area. These properties range from 2 ha to 8 ha in size.
- The proposed homesite severance is around the Mader's current residence.

ATTACHMENTS:

1. Aerial Photograph
2. ALR Boundary and subdivision proposal
3. Land Use Map illustrating other Mader Holdings in the area.

END OF REPORT

Signature



Date

