



Agricultural Land Commission Staff Report

DATE: November 2, 2009
TO: Vice Chair and Commissioners - Kootenay Panel
FROM: Martin Collins

RE: Application # 45823

PROPOSAL: To construct a new second dwelling (modular home) on the 1.7 ha property for the applicant's retirement. The existing home would be rented.

PROPOSAL INFORMATION

Background: The property is located in Slocan Park and has been refused subdivision in the past.
Received Date: March 9, 2009
Applicant: Jacob & Olga Plonidin
Agent: N/A
Local Government: Regional District of Central Kootenay

DESCRIPTION OF LAND

PID: 015-171-353
Legal Description: Lot 2, District Lot 7065, Kootenay District, Plan 2677
Civic Address: Slocan Valley East Road, Slocan Valley
Area: 1.7 ha
ALR Area: 1.7 ha
Purchase Date: April 1, 2008
Owner: Jacob & Olga Plonidin

Total Land Area: 1.7 ha
Total ALR Area: 1.7 ha
Current Land Use: Rural residence, mostly forested - with a barn and garage.

PROPOSAL DETAILS

Non Farm Use

| Area | Agricultural Capability | Agricultural Capability Source |
|------|-------------------------|--------------------------------|
| 1.7 | Prime Dominant | CLI |

Surrounding Land Uses:

North 4 ha ALR parcel, cleared and used as a rural residence.
East 1.7 ha forested rural residence
South Highway, railway, small ALR lots
West 4 ha ALR parcel, cleared and used as a rural residence.

Official Community Plan

Bylaw Name: No OCP exists in this area

Designation:

OCP Compliance:

Zoning

Zoning Bylaw Name: No zoning bylaw exists in this area

Zoning Designation:

Minimum Lot Size: ha

Zoning Compliance:

PREVIOUS APPLICATIONS

Application #: 23843

Applicant: Ryan and Alissa Gates

Proposal: To subdivide the 1.8 ha property into a 0.8 ha and a 1 ha lot. The property has a dwelling and a mobile home for the applicant's daughter

Decisions:

Resolution

Number

Decision Date

Decision Description

1226

November 14, 1989

Refused on the grounds that the property is small enough and subdivision would reduce the agricultural opportunities for the future

RELEVANT APPLICATIONS

Application #: 45692

Applicant: Polly Zaytsoff

Proposal: To subdivide a 0.5 ha lot from the 3.9 ha subject property and use it for commercial purposes (co-op store expansion. Road right of way would also be dedicated for access.

Decisions:

Resolution

Number

Decision Date

Decision Description

Note:

This property is located adjacent to the subject property.

Committee Recommendations

Type

Recommendation

Description

Board/Council

No Comment

The Regional District of Central Kootenay Board forwarded the application without comment.

STAFF COMMENTS

Staff suggests that the Commission consider the following:

- 1) The additional home would result in a minor reduction in agricultural potential. However, the property is not currently used for agricultural purposes.
- 2) In 1989 previous owners were refused a two lot subdivision of the property which was based on the presence of two residences, a permanent dwelling and a single wide mobile home.
- 3) The longer term intention of the applicants is to rent the existing dwelling to a relative. However it is understood that it is initially planned to rent the existing dwelling to a non-family member.

ATTACHMENTS

38870_AirphotoMap.pdf
38870_ContextMap10k.pdf

END OF REPORT

Signature

Date