



Agricultural Land Commission Staff Report

DATE: August 7, 2009
TO: Vice Chair and Commissioners - Kootenay Panel
FROM: Martin Collins

RE: Application # 50229
PROPOSAL: To dedicate a Statutory Right-of-Way 6 meters wide, 216 meters long (0.128 ha) for a connector trail between Ponderosa Drive and Matevic Road. The purpose of the trail is to improve connectivity between the Sparwood Heights subdivision and the main area of Sparwood.

PROPOSAL INFORMATION

Background: A 3 meter wide portion of the right of way will be cleared and gravelled.
Received Date: Eventually the trail may be paved.
Applicant: July 14, 2009
Agent: Jim & Sylvia Jones
Local Government: District of Sparwood
District of Sparwood

DESCRIPTION OF LAND

PID: 013-189-026
Legal Description: Lot 5 District Lot 6251 Kootenay District Plan 8917
Civic Address: 1141 Matevic Road, Sparwood
Area: 2 ha
ALR Area: 2 ha
Purchase Date: August 28, 2008
Owner: Jim & Sylvia Jones

Total Land Area: 2 ha
Total ALR Area: 2 ha
Current Land Use: Rural residence - with home and outbuildings

PROPOSAL DETAILS

Subdivision

Area	Agricultural Capability	Agricultural Capability Source
2.0	Secondary	CLI

Number of Lots	Lot Size (ha)
1	0.1
1	1.9

Surrounding Land Uses:

North	Non ALR, urban residential subdivision
East	2 ha ALR property - rural residence
South	2 ha ALR property - rural residence
West	2 ha ALR property - rural residence

Official Community Plan

Bylaw Name: No information provided

Designation:

OCP Compliance:

Zoning

Zoning Bylaw Name: No information provided

Zoning Designation:

Minimum Lot Size: ha

Zoning Compliance:

Committee Recommendations

Type	Recommendation	Description
Board/Council	Approve	The District of Sparwood has initiated the proposal and is acting as agent.

STAFF COMMENTS

Staff suggests that the Commission allow the trail on the grounds that;

- 1) The subject and surrounding properties are not used intensively for agricultural purposes,
- 2) The proposed trail is located on the westerly edge of the property, adjacent to the neighbors driveway. There is no adjoining agricultural activity and no agricultural impacts are anticipated
- 3) The Commission might want to consider requiring fencing of the trail (with a page wire fence) to limit trespass and potential future impacts.

ATTACHMENTS

- 50229 sketch plan.pdf
- 5022999 airphoto.pdf
- 50229 - ContextMap20k.pdf

END OF REPORT

Signature

Date
