



Agricultural Land Commission Staff Report

DATE: February 4, 2010
TO: Vice Chair and Commissioners - Kootenay Panel
FROM: Martin Collins

RE: Application # 51247
PROPOSAL: To subdivide two 0.9 ha lots from the 4 ha property.

PROPOSAL INFORMATION

Background: No previous applications on the property.
Received Date: December 24, 2009
Applicant: Lyle Serres
Agent: Ward Engineering & Land Surveying Ltd
Local Government: Regional District of Central Kootenay

DESCRIPTION OF LAND

PID: 008-004-889
Legal Description: Lot 1 Block 20 District Lot 222 Kootenay District Plan 718A
Civic Address: 6291 Mill Creek Rd Harrop BC
Area: 4 ha
ALR Area: 4 ha
Purchase Date: August 4, 1987
Owner: Lyle Serres

Total Land Area: 4 ha
Total ALR Area: 4 ha
Current Land Use: Residential , mostly forested

PROPOSAL DETAILS

Subdivision

Area	Agricultural Capability	Agricultural Capability Source
4.0	Mixed Prime and Secondary	CLI

Number of Lots	Lot Size (ha)
2	0.9
1	2.2

Surrounding Land Uses:

North Greenhouses in the ALR
 East Forested, vacant portion of greenhouse property.
 South 8 rural residential, with some cleared fields, partly in the ALR
 West 4 ha vacant cleared property in the ALR

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:****Committee Recommendations**

Type	Recommendation	Description
Planning Staff	Refuse	RDCK staff does not support the proposal because subdivision sizes are not consistent with the character of the community.
Board/Council	No Comment	The Regional District of Central Kootenay Regional Board forwarded the subdivision application without comment.

STAFF COMMENTS

Staff suggests that the Commission consider the following:

- 1) The proposed 0.9 ha parcel sizes are not consistent with adjoining or nearby properties.
- 2) The soils have reasonably good capability for agriculture.
- 3) The Regional District indicates that planning initiatives are being undertaken which might result in new bylaws in this area. Very few applications have been considered in this area in recent decades. Currently there are two pending applications (one for subdivision, one for exclusion) in this area.
- 4) The Commission refused the subdivision of the adjoining property to the west into two 2 ha lots (in 1975) because of reduced agricultural options.

ATTACHMENTS

51247_AirphotoMap10k.pdf
 51247 sketch plan.pdf
 51247_ContextMap20k.pdf

END OF REPORT

Signature

Date
