



## Agricultural Land Commission Staff Report

**DATE:** February 8, 2010  
**TO:** Vice Chair and Commissioners - Kootenay Panel  
**FROM:** Martin Collins

**RE:** Application # 51388

**PROPOSAL:** To dedicate 840 sq meters of Lot A as road, and to register an easement of 840 sq meters across Lot A to relocate a driveway (to Lot 3) in order to construct a pedestrian bridge across the Elk River.

### PROPOSAL INFORMATION

**Background:** The new driveway will be 10.5 metres in width. One previous application has  
**Received Date:** been considered on the property. See below for details.  
**Applicant:** January 22, 2010  
**Agent:** District of Sparwood  
**Local Government:** N/A  
District of Sparwood

### DESCRIPTION OF LAND

**PID:** 024-291-731  
**Legal Description:** Lot A District Lot 6251 Kootenay District Plan NEP62932  
**Civic Address:** Elk River  
**Area:** 2.9 ha  
**ALR Area:** 2.9 ha  
**Purchase Date:** October 21, 2004  
**Owner:** District of Sparwood

**Total Land Area:** 2.9 ha  
**Total ALR Area:** 2.9 ha  
**Current Land Use:** Vacant, partly cleared and partly forested. The parcel encompasses Sparwood's water supply - located on Lot 1, Plan 8918

### PROPOSAL DETAILS

#### Non Farm Use

Area	Agricultural Capability	Agricultural Capability Source
0.1	Secondary	CLI

**Surrounding Land Uses:**

**Official Community Plan**

**Bylaw Name:** Not provided

**Designation:**

**OCP Compliance:** Yes

**Zoning**

**Zoning Bylaw Name:** Not provided

**Zoning Designation:**

**Minimum Lot Size:** ha

**Zoning Compliance:** Yes

**PREVIOUS APPLICATIONS**

**Application #:** 9052

**Applicant:** Taras & Janet Makar

**Proposal:** Propose to subdivide the 5 ha property into a 3 ha and a 2 ha lot. The applicants indicate that there is more land than they need or can take care of at their age.

**Decisions:**

**Resolution**

**Number**

**Decision Date**

**Decision Description**

790

December 10, 1997

Allow as proposed.

**Committee Recommendations**

**Type**

**Recommendation**

**Description**

Board/Council

Approve

The District of Sparwood council own the property and intends to undertake the driveway relocation and pedestrian footbridge proposal.

**STAFF COMMENTS**

Staff suggests that the Commission approve the proposed right of way and easement due to their minimal impact on this marginal agricultural property.

**ATTACHMENTS**

51388\_AirphotoMap20k.pdf

51388\_ContextMap5k.pdf

51388 sketch plans.pdf

**END OF REPORT**

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**Signature**

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**Date**