



# Provincial Agricultural Land Commission - Staff Report

## Application: 51849

**Applicant:** Sandra & James Scott  
**Agent:** Barry Scott  
**Local Government:** Regional District of East Kootenay

**Proposal:** To subdivide the property into one 4.86 ha parcel and a 2.83 ha remainder as divided by Bull River Road.

### BACKGROUND INFORMATION

The applicant purchased the property about thirty years ago to use as a home base for a guide outfitting business. It was at that time that the owner cleared and developed the portion on the east side of the road for a base camp and horse pasture. The remainder of the property on the west side (2.83 ha) has remained in timber and unused to this day. It has been of little value to the owner because of the road that separates it from the rest of the property.

### PROPERTY INFORMATION

**PID:** 010-926-984  
**Legal Description:** Lot 1 District Lot 4825 Kootenay District Plan 13412  
**Property Area:** 7.7 ha  
**ALR Area:** 7.7 ha  
**Purchase Date:** January 28, 1983  
**Location:** 2801 Bull River Road  
**Owner:** Sandra & James Scott

### LAND USE

**Current Land Use:**

Only the east side of Galloway Logging road is developed. There is a house, shop, hanger, hay shed and two storage cabins. The west side of the road timbered raw land (undeveloped).

**Surrounding Land Uses:**

North: Crown - Range Land  
 East: Logan Cattle Ranch  
 South: Crown Land  
 West: Crown Land

### PROPOSAL DETAILS

**Subdivision - ALR Area:** 7.7 ha

Number of Lots	ALR Area of Lot (ha)
1	2.8
1	4.9

**Agricultural Capability:**

The majority of the area under application is rated as: Secondary

**Source:** CLI

**Mapsheet:** 82G/6

### LOCAL GOVERNMENT INFORMATION

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### Official Community Plan:

**Bylaw Name:** Fort Steele-Bull River Land Use Bylaw  
**Designation:** RR-60, Rural Resource  
**OCP Compliance:** Yes

### Zoning:

**Zoning Bylaw Name:** N/A  
**Zoning Designation:** Rural Resource  
**Minimum Lot Size:** 60.0 ha  
**Zoning Compliance:** Yes

### Comments and Recommendations:

#### **Advisory Planning Committee**

The APC for Area C recommended approval.

#### **Agricultural Advisory Committee**

The AAC supports the application as presented. The property is divided by the road and there are no agricultural concerns.

#### **Board/Council**

The RDEK Board reviewed this application at its meeting on July 9, 2010. After consideration, the Board adopted Resolution 41618 in support of the application for subdivision.

#### **Planning Staff**

That the application be supported. The proposed subdivision is consistent with current land use policies.

## ALC STAFF COMMENTS

While there is general support from the local government for the proposed subdivision, an on-site inspection of the property will help determine the merits of the application.

## ATTACHMENTS

51849prop.pdf  
51849locgovrpt.pdf  
51849\_ContextMap20k.pdf  
51849\_AgCapabilityMap.pdf  
51849\_AirphotoMap10k.pdf

## END OF REPORT

**Prepared by:** Ron Wallace, October 15, 2010