



# Provincial Agricultural Land Commission - Staff Report

## Application: 51876

**Applicant:** Michael & Valerie Pearce  
**Agent:** Hoefsloot Land Surveying Ltd.  
**Local Government:** Regional District of Kootenay-Boundary

**Proposal:** To create access via a driveway/easement over ALR lands to non ALR lands beyond. There are two options proposed for the access as shown on the attached map.

## BACKGROUND INFORMATION

The property is located just west of Grand Forks.

## PROPERTY INFORMATION

**PID:** 010-929-274  
**Legal Description:** Lot 74 District Lot 538 Similkameen Division Yale District Plan 2899  
**Property Area:** 16.3 ha  
**ALR Area:** 9.7 ha  
**Purchase Date:** September 30, 2004  
**Location:** 7760 Reservoir Road  
**Owner:** Michael & Valerie Pearce

## LAND USE

**Current Land Use:**  
Rural residential use, the proposed road would cross a field.

**Surrounding Land Uses:**

North: ALR land  
East: Non-ALR land  
South: Non-ALR land  
West: ALR land

## PROPOSAL DETAILS

**Non-Farm Use Area:** 0.2 ha  
**Agricultural Capability:** under application is rated as: Secondary

**Source:** CLI  
**Mapsheet:** 82E/1

## ALC STAFF COMMENTS

Staff recommends an on-site to determine the best access route to minimize the impact to ALR land.

## ATTACHMENTS

51876\_ContextMap20k.pdf  
51876\_AgCapabilityMap.pdf  
51876\_AirphotoMap10k.pdf

# END OF REPORT

Prepared by: Ron Wallace, November 4, 2010