



Provincial Agricultural Land Commission - Staff Report

Application: 51939

Applicant: Carmen Gill
Agent: Bruce Woodbury
Local Government: Regional District of East Kootenay

Proposal: To create a two lot subdivision consisting of a 3 ha parcel and a 1.75 ha remainder.

BACKGROUND INFORMATION

The southerly lot would be 3 ha in size and contain the existing home and out buildings. The northerly lot has no buildings and would be 1.75 ha in size.

PROPERTY INFORMATION

PID: 023-141-808
Legal Description: Lot 2 District Lot 2710 Kootenay District Plan NEP22414
Property Area: 4.9 ha
ALR Area: 4.9 ha
Purchase Date: October 12, 1995
Location: Lake Kooanusua - 182 Kikomun-Newgate Road
Owner: Carmen Gill

LAND USE

Current Land Use:
Residential use - house and three small out buildings.

Surrounding Land Uses:
North: Vacant 120 ha lot
East: Hay field - 16 ha
South: Vacant Crown Land
West: Hay field - 20 ha

PROPOSAL DETAILS

Subdivision - ALR Area: 4.9 ha

Number of Lots	ALR Area of Lot (ha)
1	3.0
1	1.9

Agricultural Capability:
The majority of the area under application is rated as: Secondary
Source: CLI
Mapsheet: 82G/3

RELEVANT APPLICATIONS

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Application ID: 25612

Legacy #: 17577

Applicant: Dennis D Dilts

Proposal: To subdivide off one lot of 2.9 ha from the subject Crown land. The applicant wishes to purchase the parcel from the Crown, and thereby gain control of his well and storage pond which are situated on the land.

Decision:

Resolution #	Decision Date	Decision Description
443/1984	March 27, 1984	The application be allowed subject to the legal consolidation of the 2.9 ha parcel with DL 11490 to the west, to form one lot.

Note: Legacy file #17577, lies to the northwest of the subject property.

LOCAL GOVERNMENT INFORMATION

Official Community Plan:

Bylaw Name: N/A

Designation: N/A

Zoning:

Zoning Bylaw Name: N/A

Zoning Designation: N/A

Comments and Recommendations:

Advisory Planning Committee

The APC for Area A supports the application as presented.

Agricultural Advisory Committee

The AAC noted the application would not negatively impact agriculture.

Board/Council

The RDEK Board reviewed this application at its meeting on September 3, 2010. After consideration, the Board adopted Resolution 41775 in support of the application for subdivision.

Planning Staff

The proposal is minor in nature and is not expected to create any significant agricultural or community impacts. It may be some time before the draft OCP is completed for the area.

ALC STAFF COMMENTS

The subject property has agricultural capability rating of Class5 with limiting subclass of topography. However, there are a number of properties used for mixed farming in the surrounding area. The proposed subdivision would further limit the suitability of the subject property for agriculture and set a precedent for others in the local area to seek similar treatment.

ATTACHMENTS

51939_ContextMap20k.pdf
51939_AgCapabilityMap.pdf
51939Ack.pdf
51939govreport.pdf

END OF REPORT

Prepared by: Ron Wallace, October 15, 2010