



# Provincial Agricultural Land Commission - Staff Report

## Application: 52011

**Applicant:** BC Hydro & Power Authority  
**Agent:** Helen Morrison  
**Local Government:** Regional District of Central Kootenay

**Proposal:** SUBDIVISION - The propose is to create a smaller parcel from the parent subject parcel. This smaller parcel will encompass a water reservoir tank to be transferred to the Regional District as part of the transfer of the Burton Water System.

### BACKGROUND INFORMATION

The reservoir provides storage to meet demand during peak periods and, with the current population, supplies the community for a limited period if the pumps are not operational.

### PROPERTY INFORMATION

**PID:** 014-155-826  
**Legal Description:** Lot 19 District Lots 869 & 7700 Kootenay District Plan 6210  
**Property Area:** 23.7 ha  
**ALR Area:** 0.4 ha  
**Purchase Date:** November 2, 1967  
**Location:**  
**Owner:** BC Hydro & Power Authority

### LAND USE

**Current Land Use:**

A water tank is located at the southeast corner of the property, part of the Burton domestic water system owned by BC Hydro. The subject property has a dedicated roadway access from Burton Main Road.

**Surrounding Land Uses:**

North: Institutional  
 East: OS- Open Space  
 South: AG4 - Agriculture  
 West: R1K - Suburban Residential

### PROPOSAL DETAILS

**Subdivision - ALR Area:** 0.4 ha

Number of Lots	ALR Area of Lot (ha)
1	0.4

**Agricultural Capability:**

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

**Source:** CLI

**Mapsheets:** 82F/13

### RELEVANT APPLICATIONS

## RELEVANT APPLICATIONS

**Application ID:** 52013

**Applicant:** BC Hydro & Power Authority

**Proposal:** SUBDIVISION - to create a new public road access, and to consolidate the undeveloped road that was created through subdivision Plan 7296 into Remainder Lot 2 Plan 6803. Part of the Edgewood domestic water system is located within the undeveloped road. The proposal would facilitate the consolidation of the water system under one legal parcel while providing public road access to the Lot 1 of Plan 7296.

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## LOCAL GOVERNMENT INFORMATION

**Zoning:**

**Zoning Bylaw Name:** AG / R2

**Zoning Designation:** AG4K / R2K

**Minimum Lot Size:** 2.0 ha

**Zoning Compliance:** Yes

**Comments and Recommendations:**

**Board/Council**

Referred to the Area Director

**Planning Staff**

The proposal is for a subdivision in the ALR for the purpose of a public utility building. RDCK has no objection to the proposed subdivision. Pursuant to Section RDCK Zoning Bylaw 1675, all "unattended public utility buildings and structures" have no minimum site area requirement, and the use is permitted in all zoning designations.

## ALC STAFF COMMENTS

The proposed subdivision includes a small portion of the ALR within its boundaries, which triggered the need for a subdivision application. There is no significant impact to agriculture.

## ATTACHMENTS

Agent Ack Letter.docx

52011App.pdf

52011\_ContextMap20k.pdf

## END OF REPORT

**Prepared by:** Ron Wallace, November 5, 2010