



Provincial Agricultural Land Commission - Staff Report

Application: 52013

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

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.

BACKGROUND INFORMATION

These two BC Hydro applications are part of the Arrow Water Systems transfer from BC hydro to the RDCK.

PROPERTY INFORMATION

PID: 014-116-499
Legal Description: Lot 2 District Lots 182A and 183A Kootenay District Plan 6803 Except Part Included in Plan 7296
Property Area: 4.7 ha
ALR Area: 3.7 ha
Purchase Date: February 6, 1984
Location: Edgewood
Owner: BC Hydro & Power Authority

LAND USE

Current Land Use:

The road Plan 7296 has a Pump House and one Well. Remainder Lot 2 Plan 6803 has one Pumphouse, one well and one overhead electric distribution line that provides service to adjacent Lot 1, Plan 7296.

Surrounding Land Uses:

North: Suburban Residential K
 East: Neighbourhood Commercial, Suburban Residential, Public Area
 South: Public Area
 West: Agriculture 3

PROPOSAL DETAILS

Subdivision - ALR Area: 3.7 ha

Number of Lots	ALR Area of Lot (ha)
1	3.7

Agricultural Capability:

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

Source: CLI

Mapsheet: 82E.080

RELEVANT APPLICATIONS

RELEVANT APPLICATIONS

Application ID: 52011

Applicant: BC Hydro & Power Authority

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.

LOCAL GOVERNMENT INFORMATION

Zoning:

Zoning Bylaw Name: AG

Zoning Designation: AG3

Minimum Lot Size: 60.0 ha

Comments and Recommendations:

Board/Council

Referred to the Area Director

Planning Staff

RDCK has no objection to the proposed subdivision.

ALC STAFF COMMENTS

The proposed road crosses a portion of the ALR. The site is not used for agriculture. The use could be seen as a community need.

ATTACHMENTS

52013_ContextMap20k.pdf

52013_AirphotoMap10k.pdf

Agent Ack Letter.docx

END OF REPORT

Prepared by: Ron Wallace, November 4, 2010