



# Provincial Agricultural Land Commission - Staff Report

## Application: 51997

**Applicant:** Steve & Shelley Szollosi  
**Local Government:** Regional District of East Kootenay

**Proposal:** SUBDIVISION - of 48.9 ha to create one 34.7 ha parcel and one 14.2 parcel as divided by Wardner-Kikomun Road.

### BACKGROUND INFORMATION

The property is currently assessed as Residential.

The applicant is currently cultivating an area for future hay fields on the 34.7 ha proposed for subdivision.

The Area Director Slee toured the property with the applicants and has the following comments: "The family has worked hard to develop the farm and are presently clearing and improving the lot on the east side of the roadway. The plan is to build a new home on that side and deed the 35 acre parcel to their son who will be able to help on the farm. In my opinion it is a means of enhancing the agricultural component of this property and I would recommend the Board's support."

### PROPERTY INFORMATION

**PID:** 013-120-387  
**Legal Description:** The West Half of District Lot 9823 Kootenay District  
**Property Area:** 48.9 ha  
**ALR Area:** 48.9 ha  
**Purchase Date:** August 4, 1992  
**Location:** 7003 Wardner-Kikomun Road  
**Owner:** Steve & Shelley Szollosi

### LAND USE

**Current Land Use:**

There is a residence, shop, and barn on the property. The applicant has stated that silviculture is currently taking place on the property.

**Surrounding Land Uses:**

North: Absent- no farming activity  
 East: Crown Land  
 South: Farming  
 West: Absent - no farming activity / residence

### PROPOSAL DETAILS

**Subdivision - ALR Area:** 48.9 ha

Number of Lots	ALR Area of Lot (ha)
1	14.2
1	34.7

**Agricultural Capability:**

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

**Source:** CLI

**Mapsheet:** 82G/6

## RELEVANT APPLICATIONS

**Application ID:** 2383

**Legacy #:** 29068

**Applicant:** Olga Tanner

**Proposal:** The request is to further subdivide the southern half of District Lot 15567 into two 31.5 ha lots. This subdivision would allow both families (Erickson and Janicki), who share undivided 1/2 interest as joint tenants, to retire and remain on the property.

**Note:** The applicants have requested that an on-site inspection of the property be done. Legacy File # 29068, The adjacent property to the west of the subject property.

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## 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 B accepted the application as presented.

#### **Agricultural Advisory Committee**

The AAC noted no agricultural concern; property is a natural divider and it is for their son.

#### **Board/Council**

The RDEK Board supports the proposed subdivision application.

## ALC STAFF COMMENTS

Staff recommends the Commission consider the following comments:

- The proposed subdivision follows along Wardner - Kikomun Road, providing a natural physical division of the property.
- The agricultural capability of the property is mostly class 4, 5, and 6 with topographical, stoniness and moisture deficiency limitations. The better capability land for agriculture would be contained within the larger proposed lot (34.7 ha), on the southwest corner of the property.
- The AAC has no concerns with the proposed subdivision as it is natural divider and for their son.

## ATTACHMENTS

51997\_ContextMap20k.pdf

51997\_AgCapabilityMap.pdf

51997\_AirphotoMap20k.pdf

## END OF REPORT

**Prepared by:** Ron Wallace, Land Use Planner