



Provincial Agricultural Land Commission - Staff Report

Application: 52046

Applicants: Julie Morelli, Donald & Ryan Campbell
Agent: Wesley Holmes
Local Government: Regional District of East Kootenay

Proposal: SUBDIVISION - to subdivide 1.88 ha from a 96.4 ha parent parcel.

BACKGROUND INFORMATION

The proposed subdivision is divided from the bulk of the parent parcel by Fort Steele-Wildhorse Road. The subdivision will not result in a change of use. There is an existing mobile home on this portion of the property.

PROPERTY INFORMATION

PID: 008-396-388
Legal Description: Lot B District Lots 55 and 7214 Kootenay District Plan 17616 Except Plans 17988 and NEP71609
Property Area: 94.6 ha
ALR Area: 94.6 ha
Purchase Date: April 14, 2008
Location: North of Fort Steele
Owners: Donald & Ryan Campbell, Julie Morelli

LAND USE

Current Land Use:

Mobile home, well and septic system. Remainder of property is vacant/ unused

Surrounding Land Uses:

North: Vacant
 East: Unsurveyed Crown land
 South: Unsurveyed Crown land
 West: Private, commercial campground, private residence, and gravel pit

PROPOSAL DETAILS

Subdivision - ALR Area: 94.6 ha

Number of Lots	ALR Area of Lot (ha)
1	93.6
1	1.9

Agricultural Capability:

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

Source: CLI

Mapsheet: 82G/12

RELEVANT APPLICATIONS

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Application ID: 3275

Legacy #: 19575

Applicant: Albert Holmes

Proposal: Subdivide D.L. 7214 into two parcels of 18.8 ha and 58.9 ha, and s/d D.L. 55 into two parcels of 1.3 ha and 29.1 ha as divided by the road.

Decision:

Resolution #	Decision Date	Decision Description
1083/1985	November 18, 1985	Allowed subject to the consolidation of the balance to form one lot of 88 ha.

Application ID: 3274

Legacy #: 20976

Applicant: Ministry of Forests / Holmes

Proposal: Subdivide two 64.9 ha lots into 55.4 ha, 38.4 ha, 91 ha, and 10 ha. consolidating a portion of the land with an adjacent property. The strategy is to protect Big Horn Sheep wintering habitat.

Decision:

Resolution #	Decision Date	Decision Description
473/1987	April 23, 1987	Allowed subject to consolidation as proposed.

LOCAL GOVERNMENT INFORMATION

Official Community Plan:

Bylaw Name: N/A

Zoning:

Zoning Bylaw Name: Fort Steele - Bull River Land Use Bylaw

Minimum Lot Size: 60.0 ha

Comments and Recommendations:

Advisory Planning Committee

Supports the application.

Agricultural Advisory Committee

Supports the application as presented.

Board/Council

Supported by the Board.

Electoral Area Director

Supports the application.

Planning Staff

Recommends support for the proposal - consistent with the Land Use Bylaw.

ALC STAFF COMMENTS

It is recommended that the Commission consider the following:

- The property is at the edge of an area with secondary soil capability that is generally used for ranching purposes. The capability ratings for the subject property range between Class 4 and 6, improvable predominantly to Classes 3 and 4 with topography and soil moisture deficiency limitations.

- The Commission's general policy is not to support subdivision across a road except where it constitutes a significant impediment to agriculture.

- To counter an increase in the number of subdivisions in ranching areas, the cumulative effect of which is to increase the number of rural residents and the potential for conflict, the Commission has commonly required the consolidation of properties as a condition of approval, as occurred with the two relevant decisions included in this report.

- The proposal is consistent with the land use bylaw which provides for subdivision across an existing highway. The Board, EA Director, AAC, APC and RD staff all support the application. No reasons are provided.

- The property is located at the edge of a ranching area and is close to a gravel pit, camp ground and other

ALC STAFF COMMENTS

development adjacent to Fort Steele. The impact of the proposed subdivision on ranching and other agricultural activity is thus likely to be mitigated.

ATTACHMENTS

52046 sketch plan.pdf
52046_ContextMap50k.pdf
52046_AgCapabilityMap.pdf
52046_AirphotoMap20k.pdf

END OF REPORT

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