



Provincial Agricultural Land Commission - Staff Report

Application: 52249

Applicant: Peter & Sylvia Grady
Local Government: Central Kootenay

Proposal: EXCLUSION - Exclusion of an approximately 1 ha parcel from the ALR.

BACKGROUND INFORMATION

The subject property is located in Slocan Park south of Highway 6. The property is located directly north of the Slocan River, and has approximately 100 meters of river frontage. The applicant intends to subdivide the property into two parcels if the exclusion request is granted.

The Commission has received no previous applications for this property, and only two applications from nearby property owners. Details on these applications are provided below.

The area was included in the 1991 Slocan Valley ALR Review. The review found that while the Slocan Park area is more heavily parcelized than some parts of the Slocan Valley, it has good agricultural capability and a relatively large proportion of land in agricultural use. The review recommended retention of the area within the ALR.

PROPERTY INFORMATION

PID: 012-565-261
Legal Description: Lot D District Lot 7085 Kootenay District Plan 8173
Property Area: 1.0 ha
ALR Area: 1.0 ha
Purchase Date: October 1, 2001
Location: 2986 Kirby Road
Owner: Peter & Sylvia Grady

Total ALR Area:

LAND USE

Current Land Use:

Residential

Surrounding Land Uses:

North: Rural acreages
East: Abandoned hay field and house / Kirby road
South: Slocan River
West: Horse Pasture / Slocan River

PROPOSAL DETAILS

Exclusion Area: 1.0 ha
Agricultural Capability:
The majority of the area under application is rated as: Prime Dominant
Source: CLI
Mapsheet: 82F/12

RELEVANT APPLICATIONS

Application ID: 39524

Legacy #: 22932

Applicant: Elaine VOYKIN

Note: Refusal of request to subdivide a 0.93 ha parcel into a 0.4 ha and a 0.53 ha parcel, on the grounds that the property has sufficient agricultural capability to warrant retention in its present size. The parcel is located south of Highway 6 on Kirby Road, approximately 60 meters north of the subject property.

Application ID: 24946

Legacy #: 12554

Applicant: M & F Padownikoff

Note: Approval of proposal to adjust property boundaries of two parcels, resulting in an approximately 0.66 ha change in lot sizes. The property is located south of Highway 6, approximately 100 meters west of the subject property.

Application ID: 1957

Legacy #: 28669

Applicant: Provincial Agricultural Land Commission

Proposal: Block Application - ALR review of the Slocan Valley requested exclusion of almost 900 ha of ALR land.

Decision:

Resolution #	Decision Date	Decision Description
89/1994	February 3, 1994	Partial Approval. Commission allowed exclusion of 861.0 ha and refused 32.6 ha subject to inclusion of approximately 100 ha.

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:

Planning Staff

Regarding the proposed subdivision, Planning Staff of the Regional District of Central Kootenay notes that the Board is reconsidering the 1 ha minimum lot size requirement of Subdivision Bylaw No. 1679. It also notes that the panhandle access to the proposed lot is within the 200 year floodplain and 30 m setback from the natural boundary of the Slocan River, and that community water supply will be provided by the Slocan Park Improvement District.

ALC STAFF COMMENTS

-- The agricultural capability of the subject property is 8:4M - 2:5IM improvable to 5:3M - 3:2X - 2:5IM.

-- The property is located in an area of small to medium sized parcels, adjacent to the Slocan River. Surrounding uses appear to be primarily residential, with some agriculture practiced on larger and/or consolidated lots.

-- The applicants intend to subdivide the property into two parcels if their exclusion request is granted.

END OF REPORT

Prepared by: Lily Ford, September 8, 2011