

August 11, 2016

To A.L.C.

Re: 2 Lot Plus Remainder Subdivision Within The ALR.

Legal:

P.I.D. 016-530-870

Part NE ¼, Section 30, Township 25, Range 20, W5M , Kootenay Land  
District, Except Plan NEP64113, & Except Plan NEP72158 & NEP91075

Ms. Nelli & Verena Tobler are seeking permission to divide their family owned property located approximately 23 km south of Golden on Campbell Road into 2 Lots plus the Remainder. Tobler's are seeking separate titles for their individual residences that occupy the land that is located north of Campbell Road and the Remainder will be jointly owned. Tobler's have resided on the property since the mid-seventies and are now at the time in their lives that separate titles for their residences is very important. Note (4<sup>th</sup> Generation) In 2002 an application was submitted to the Agricultural Land Commission to subdivide the north western portion of the property into various size lots. (Application #-36386 Resolution # 656//2006) The board authorized 1 lot in the area of 8 Ha stating that the larger area was not a hindrance to the agricultural potential.

### Proposed Lot 1

Proposed Lot 1 has an area of approximately 14.3 Ha with the majority of the lot located south of Campbell Road with a small portion located north of Campbell Road. Proposed Lot 1 has slopes between 2% upwards of 30 % with bedrock cropping out on the steeper slopes. There is a large easement located on the proposed lot to provide access to LS 11

to the lands beyond. The overburden varies drastically throughout proposed Lot 1, there is no surface water located south of Campbell Road. This portion of the property is located outside of the A.L.C. boundary.

Proposed Lot 2 has an area of approximately 22.12 Ha and is located north of Campbell Road with a permanent residence of Verena located at the northern portion of the proposed lot. The residence is connected to a shallow well and a sewage disposal field.

Proposed Remainder has an area of approximately 16.0 Ha and is located north of Campbell Road with 2 residences one being the original homestead and permanent residence of Nelli's. Both residences are connect to individual water wells and septic disposal fields.



If the board requires any further information please contact.

I have provided the following:

1. Agent Authorization
2. Property Outline CSRD Mapping
3. Property Outline Google Image
4. Proposed 2 Lot Plus Remainder
5. Tax assessment roll
6. 1 Title
7. Istrata
8. A.L.C. Decision dated 2006
9. Photo 1 looking at original homestead
10. Photo 1 View over Power Line R/W
11. Photo 2 View Down Easement To LS 11

Thank you

Tom Coughlin