



Staff Report
Application # F – 37656
Applicant: Kokanee Springs Resort Ltd

DATE RECEIVED: August 31, 2007

DATE PREPARED: October 18, 2007

TO: Chair and Commissioners – Kootenay Panel

FROM: Terra Kaethler, Land Use Planner

PROPOSAL: To exclude the subject properties to improve the golf course clubhouse, amenities and utilities.

This application is made pursuant to section 30(1) of the *Agricultural Land Commission Act*.

BACKGROUND INFORMATION:

The ALR boundaries in the Crawford Bay area were reviewed in 2003. The Commission's impression was that the ALR boundary in Crawford Bay was generally accurate, though they were willing to review it further once the OCP was done. A draft OCP was submitted in July 2007 and the subject property is proposed to be designated for tourism/commercial. The Commission reviewed the draft OCP and noted that some areas that have been designated as non-agriculture in the OCP warrant further review by the Commission as some of the proposed changes do not seem to be appropriate, assuming that the areas have agricultural potential.

The subject properties and surrounding properties are currently used as a golf course. The applicant states that the proposal is to align the ALR boundary with the property boundary and separate the golf course from the clubhouse and other amenities.

Local Government:

Regional District of Central Kootenay

Legal Description of Property:

1. PID: 011-195-401
Lot 6, District Lot 5022, Kootenay District, Plan 804, EXCEPT 1) Parcel A (See110038I), 2) Part included in Plan 6550, 3) Part included in Plan NEP21263
2. PID: 016-016-831
Lot 6, Parcel A (See110038I), District Lot 5022, Kootenay District, Plan 804
3. PID: 011-121-068
Lot 7, Parcel B, District Lot 5022, Explanatory Plan 12890I, Kootenay District, Plan 804
That part of Lot 7, lying between the Northerly Boundary of Parcel A, Reference Plan 12809I, and the Southerly Boundary of Parcel B (Reference Plan 12890I) of said lot District Lot 5022, Kootenay District, Plan 804
4. PID: 011-121-297
Lot 7, Parcel A, District Lot 5022, Explanatory Plan 12809I, Kootenay District, Plan 804

5. PID: 011-121-173
Lot 7, District Lot 5022, South 1/2, Kootenay District, Plan 804
6. PID: 011-121-688
Lot 8, District Lot 5022, Kootenay District, Plan 804
7. PID: 011-121-696
Lot 9, District Lot 5022, Kootenay District, Plan 804

Purchase Date:

1988-11-01

Location of Property:

Crawford Bay, Woolgar Road and Bowe Road

Size of Property:

45.0 ha (Approximately 8.0 ha is in the ALR).

Present use of the Property:

Golf course, tourist, commercial

Surrounding Land Uses:

WEST: Golf Course, Clubhouse, Parking
SOUTH: Golf Course
EAST: Golf Course
NORTH: Residential

Agricultural Capability:

Data Source: Agricultural Capability Map # 82F/10
The majority of the property is identified as having Mixed Prime and Secondary ratings. 70% of the property is identified as Class 4T (topography) and 30% is identified as improvable to Class 3C (adverse climate)

Official Community Plan and Designation: N/A

Zoning Bylaw and Designation: N/A

PREVIOUS APPLICATIONS:

Application #06496-0

Applicant: R.D. of Central Kootenay
Decision Date: August 24, 1978
Proposal: To review and refine the ALR boundaries through public information meetings.
Decision: After review in the field and a Public Hearing meeting held, the 3,554.7 ha area requested for exclusion from the ALR was approved. Exclusion allowed by Cabinet..

Application #06496-1

Applicant: ALC & RD
Decision Date: August 24, 1978
Proposal: Include 161.9 ha
Decision: Cabinet approved inclusion by OIC (161.9 ha).

RELEVANT APPLICATIONS:

Application #30043-0

Applicant: Kokanee Springs Resort Ltd

Decision Date: November 17, 1995

Proposal: Subdivide 8 ha property into 26 x 0.3 ha lots for single family recreation homes

Decision: Refuses as proposed as it would preclude any agricultural use of the property.

Application #12082-0

Applicant: Kokanee Spring Dev.

Decision Date: April 1981

Proposal: To subdivide two lots out of the portion of the subject properties within the ALR.

Decision: Allowed

LOCAL GOVERNMENT RECOMMENDATIONS/COMMENTS:

Central Kootenay Regional District Board: No comments or recommendations

Planning Staff: No objection to the proposal due to the nature of the land use and topography of the subject properties or portions therein as apportioned to this application.

ATTACHMENTS:

- ALR Map (1:50,000)
- ALR Map (1:10,000)
- Air photo
- #37570 – response to draft OCP
- Draft OCP Land use Designation Map

END OF REPORT

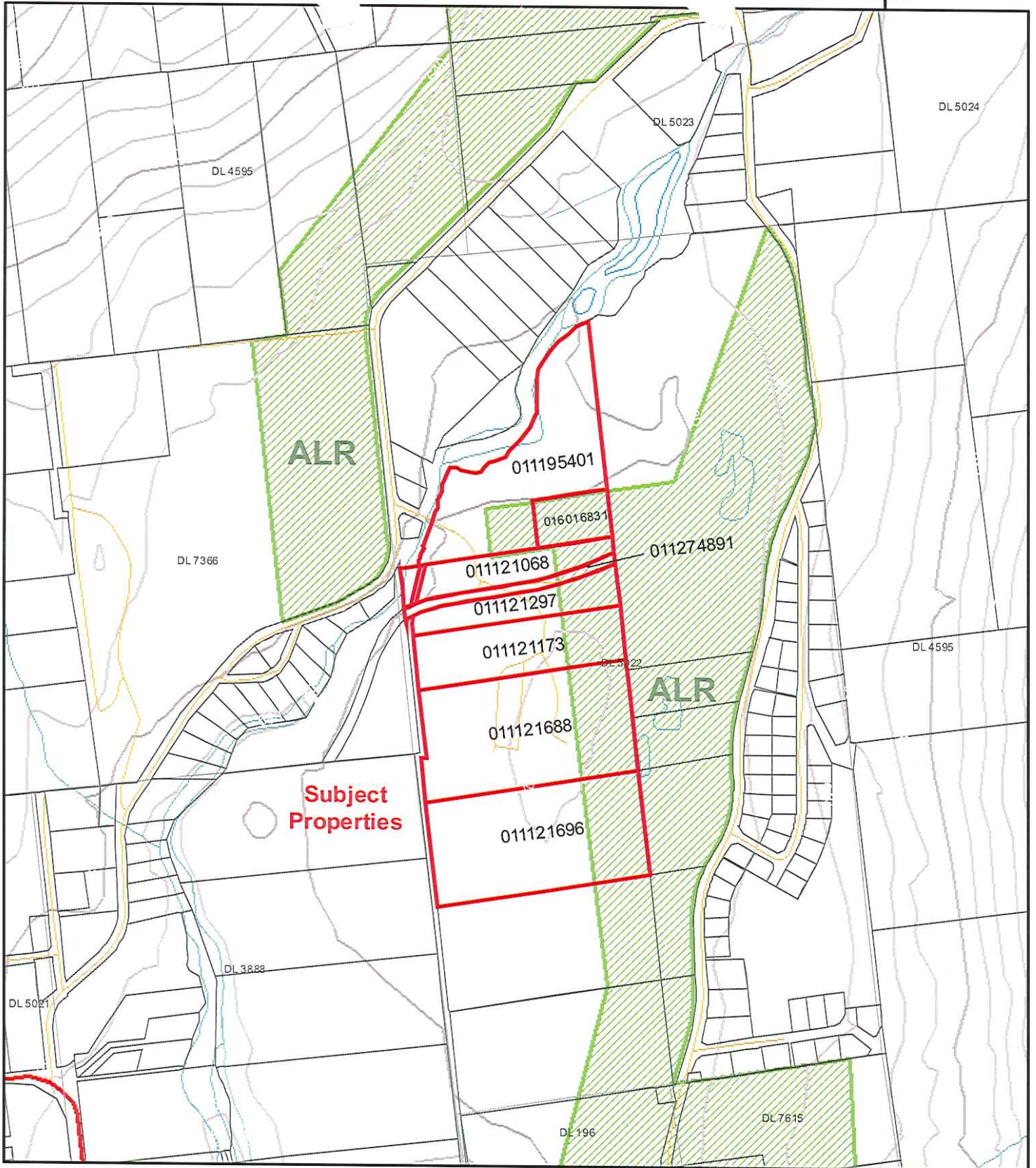


Signature



Date

116°48'0"W



ALC File #:	02-2007-37656
Mapsheet #:	82F.088
Map Produced:	Oct 3, 2007
Regional District:	Central Kootenay

ALC Context Map

Map Scale: 1:10,000

