



Agricultural Land Commission Staff Report

DATE: August 12, 2009
TO: Vice Chair and Commissioners - Kootenay Panel
FROM: Martin Collins

RE: Application # 45995

PROPOSAL: To remove 3,000 cubic meters of soil to a depth of 5 meters over a 3 ha area in order to improve a sloped field area and bring it into irrigated hay production.

The excavated material will be used on roads on the property and some will be used as fill for a nearby subdivision at Rock Creek.

PROPOSAL INFORMATION

Background: The property is located on the Kettle River, just north of Rock Creek.
Received Date: May 14, 2009
Applicant: Dennis Culic
Agent: N/A
Local Government: Regional District of Kootenay-Boundary

DESCRIPTION OF LAND

PID: 003-769-691
Legal Description: Lot A, District Lot 156S and 231, Similkameen Division of Yale District, Plan 31225, EXCEPT Plan H17587
Civic Address:
Area: 85 ha
ALR Area: 85 ha
Purchase Date:
Owner: Dennis Culic

Total Land Area: 85 ha
Total ALR Area: 85 ha
Current Land Use: Hillside grassland becoming covered with invasive weeds.

PROPOSAL DETAILS

Soil Change

Area	Agricultural Capability	Agricultural Capability Source
3.0	Secondary	CLI

Activity	Volume (m3)	Depth (m)	Material Description
Remove Fill	3,000.0	5.0	Pit run gravel and drain rock

On- site processing: No
Description of Equipment to be used: Excavator, End Dumps
Reclamation plan prepared by Professional Agrologist: No
Reclamation Measures: No detailed reclamation measures are described . However, the applicant indicates that reclamation will occur.
Project End Date: September 30, 2009

Surrounding Land Uses:

North Large ALR parcel in agricultural production.
East Kettle River, ALR hillside
South cultivated farmland in the ALR, Kettle River
West Farmland in the ALR

Official Community Plan

Bylaw Name: No OCP existst for this area
Designation:
OCP Compliance:

Zoning

Zoning Bylaw Name: No zoning bylaw exists for this area.
Zoning Designation:
Minimum Lot Size: ha
Zoning Compliance:

PREVIOUS APPLICATIONS

Application #: 28200
Applicant: I Duncan Milne
Proposal: To subdivide the 121 ha property into two lots of 95 ha and 26 ha as divided by the Kettle River.

Decisions:

Resolution Number	Decision Date	Decision Description
585	June 4, 1979	Allow as requested.

Committee Recommendations

Type	Recommendation	Description
Board/Council	Approve	The Regional Board of Kootenay Boundary forwarded the application with a recommendation of support, subject to reclamation.
Advisory Planning Committee	Approve	The Electoral Area E APC supported the application subject to a the submission of an adequate reclamation plan.

STAFF COMMENTS

Staff suggest that the Commission consider the following:

- 1) The proposed extraction, if reclaimed will improve agricultural potential of 3 ha. The purpose of the extraction is to transform an uncultivable hillside into a flat, irrigated field.
- 2) No detailed reclamation plan has been submitted. However, the applicant indicates that he intends to strip to topsoil and replace it after the extraction and then irrigate an fertilize the 3 ha area.
- 3) Given that the extraction is proposed to take only a month it is not recommended that a financial security be required.

ATTACHMENTS

- 39015 (45995) sketch.pdf
- 39015 - ContextMap20k.pdf

END OF REPORT

Signature

Date