



Agricultural Land Commission Staff Report

DATE: February 3, 2010
TO: Vice Chair and Commissioners - Kootenay Panel
FROM: Martin Collins

RE: Application # 51127
PROPOSAL: To subdivide a 109 unit strata for a RV recreation park on a ~4 ha portion of the 41.6 ha property.

PROPOSAL INFORMATION

Background: No previous applications have been considered on the property.
Received Date: December 4, 2009
Applicant: Pam Grandmaison
Agent: N/A
Local Government: Regional District of Kootenay-Boundary

DESCRIPTION OF LAND

PID: 014-978-661
Legal Description: That Part of District Lot 1144S Similkameen Division Yale District Which lies to the East of the Easterly Limit of Plan H722
Civic Address: 4520 Highway 3, Rock Creek
Area: 41.6 ha
ALR Area: 41.6 ha
Purchase Date: May 4, 2008
Owners: Pam Grandmaison
Raymond & Teresa Soh

Total Land Area: 41.6 ha
Total ALR Area: 41.6 ha
Current Land Use: Two residences, a barn and fenced land usable for horses and cattle.

PROPOSAL DETAILS

Non Farm Use

Area	Agricultural Capability	Agricultural Capability Source
4.0	Secondary	CLI

Subdivision

Area	Agricultural Capability	Agricultural Capability Source
41.6	Secondary	CLI

Number of Lots	Lot Size (ha)
1	4.0
1	37.6

Surrounding Land Uses:

North	33 ha farm parcel in the ALR
East	Non ALR hillside
South	Large grassland parcel in the ALR
West	Highway #3 and large ALR grassland parcels beyond

Official Community Plan

Bylaw Name: No OCP exists

Designation:

OCP Compliance:

Zoning

Zoning Bylaw Name: No zoning bylaw exists

Zoning Designation:

Minimum Lot Size: ha

Zoning Compliance:

Committee Recommendations

Type	Recommendation	Description
Planning Staff	Approve	RDKB planning staff support the proposal.
Board/Council	Approve	The Regional District of Kootenay Boundary Board of Directors forwarded the application with a recommendation of support.
Advisory Planning Committee	Approve	Electoral Area E, APC supports the proposal subject to adequate water supply.

STAFF COMMENTS

Staff suggest that the Commission consider the following:

- 1 - The proposed 4 ha site has limited capability for agriculture due to seasonal aridity and stoney soils.
- 2 - The local government supports the proposal
- 3 - The development of an RV park would likely have little affect on the overall agricultural capability of the parcel, or on the ranching community. However, it would signal that the Commission is supportive of non farm uses in this area. Experience indicates that as landowner expectations are raised, similar or other non farm use proposals are proposed. Cumulatively, if each is approved, such non farm development can have the effect of reducing or eliminating agriculture in an area.

ATTACHMENTS

51127_ContextMap20k.pdf

51127_AirphotoMap20k.pdf

51127 sketch plan.pdf

END OF REPORT

Signature

Date