



## Agricultural Land Commission Staff Report

**DATE:** February 4, 2010  
**TO:** Vice Chair and Commissioners - Kootenay Panel  
**FROM:** Martin Collins

**RE:** Application # 51248

**PROPOSAL:** To exclude 19.4 ha from the ALR, comprising three lots (11 ha, 2 ha, 6.4 ha). The purpose of exclusion is to amend the ALR boundary to better facilitate future usage of the adjacent land for Kokanee Springs Resort.

### PROPOSAL INFORMATION

**Background:** No previous applications have been considered on the properties.  
**Received Date:** January 4, 2010  
**Applicant:** Kokanee Springs Resort Ltd  
**Agent:** Gregory Garbula  
**Local Government:** Regional District of Central Kootenay

### DESCRIPTION OF LAND

**PID:** 011-135-921  
**Legal Description:** Parcel 2 (See 24443I) Lot C District Lot 196 Kootenay District Plan 1253  
**Civic Address:**  
**Area:** 2 ha  
**ALR Area:** 2 ha  
**Purchase Date:** November 5, 1988  
**Owner:**

**PID:** 011-130-938  
**Legal Description:** Lot 3 District Lot 196 Kootenay District Plan 1017, Except (1) Parcel A (See 6217I) and (2) Part Reference Plan 114830I  
**Civic Address:**  
**Area:** 6.4 ha  
**ALR Area:** 6.4 ha  
**Purchase Date:** November 5, 1988  
**Owner:**

**PID:** 011-198-354  
**Legal Description:** District Lot 7366 Kootenay District, Except (1) Parcel A (Reference Plan 11455I), (2) Parcel B (See 12870I), (3) Parcel C (See 17928A), (4) Part

Outlined in Red on Plans DD 14877 and 14943 and (5) Part Coloured Red on Plan DD 11129 (6) Part Plan 6550

**Civic Address:**

**Area:** 37.6 ha  
**ALR Area:** 11 ha  
**Purchase Date:** April 30, 2009  
**Owner:** Kokanee Springs Resort Ltd

**Total Land Area:** 46 ha  
**Total ALR Area:** 19.4 ha  
**Current Land Use:** The existing use of the lands includes a golf course, equipment facility and undeveloped forested land

## PROPOSAL DETAILS

**Exclusion**

<b>Area</b>	<b>Agricultural Capability</b>	<b>Agricultural Capability Source</b>
19.4	Mixed Prime and Secondary	CLI

**Surrounding Land Uses:**

North Golf Course & Maintenance facility in the ALR  
East Rural residential in the ALR, primarily forested.  
South Rural residential & Highway Maintenance yard outside the ALR  
West Golf Course

**Official Community Plan**

**Bylaw Name:** No OCP exists in the area  
**Designation:**  
**OCP Compliance:**

**Zoning**

**Zoning Bylaw Name:** No zoning bylaw exists in the area  
**Zoning Designation:**  
**Minimum Lot Size:** ha  
**Zoning Compliance:**

## RELEVANT APPLICATIONS

**Application #:** 45191  
**Applicant:** Parcel 85 Holdings Inc  
**Proposal:** To exclude the 7.5 ha property from the ALR in order to facilitate subdivision in the future.

**Decisions:**

<b>Resolution Number</b>	<b>Decision Date</b>	<b>Decision Description</b>
644	October 1, 2008	Allowed.

**Application #:** 44396

**Applicant:** Kokanee Springs Resort Ltd

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

**Decisions:**

<b>Resolution Number</b>	<b>Decision Date</b>	<b>Decision Description</b>
634	October 29, 2007	Approved based on no impact and low ag capability.

**Committee Recommendations**

<b>Type</b>	<b>Recommendation</b>	<b>Description</b>
Board/Council	No Comment	The Regional District of Central Kootenay Board forwarded the application without comment.

**STAFF COMMENTS**

Staff suggests that the Commission consider the following:

- 1) The Commission approved a similar application for exclusion in 2007 and 2008 on the same landform (CLI rating (7:4T 3:3C).
- 2) Generally, it is recommended that golf courses be retained within the ALR. The reason for this is because golf courses have capability for agriculture, should the necessity arise. Secondly, if golf courses are excluded from the ALR, land economics tend to dictate (in urban areas) that the land be converted to a higher value use. The demand for the replacement of a golf course tends to be focused on arable farmland.
- 3) That being said, Crawford Bay is isolated from other farm areas, and the remaining ALR has limited suitability for agricultural development because much of it is developed for golf course uses.
- 4) There is no specific development proposal for the proposed exclusion areas. Also, the airphotos indicate that no development has occurred on either the recently excluded land provided to the Resort, or on the vacant non ALR portions of one of the subject properties.

**ATTACHMENTS**

51248\_ContextMap20k.pdf  
51248\_AirphotoMap20k.pdf

**END OF REPORT**

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Signature

\_\_\_\_\_  
Date