



Agricultural Land Commission Staff Report

DATE: June 2, 2010
TO: Vice Chair and Commissioners - Kootenay Panel
FROM: Jennifer Carson

RE: Application # 51622
PROPOSAL: Transportation, Utility Corridor Use - SweetWater Resort - Marcer Rd realignment, Terrace Road (new road), & EVA

PROPOSAL INFORMATION

Background: Marcer Road needs to be realigned to meet MOT requirements (1.15 ha) - Crown Land. Terrace Road -new road (1.84 ha)- required across Crown Land to provide access. Emergency Vehicle Access (.5 ha)
Received Date: March 3, 2010
Applicant: Craig McMorran
Agent: Hugh MacKenzie
Local Government: Regional District of East Kootenay

DESCRIPTION OF LAND

PID: 013-359-517
Legal Description: Lot 2 District Lot 10348 Kootenay District Plan 8226
Civic Address: SweetWater at Lake Kookanusa
Area: 3.4 ha
ALR Area: 3.4 ha
Purchase Date: October 3, 1997
Owner: Marcer Ranching Ltd

Legal Description: Plan 9173
Civic Address: Marcer Road
Area: .1 ha
ALR Area: .1 ha
Purchase Date:
Owner:

Legal Description: District Lot17041
Civic Address: Marcer Road

Area: .1 ha
ALR Area: .1 ha
Purchase Date:
Owner:

Legal Description: District Lot 3704 Kootenay District
Civic Address: Kikomun-Newgate Road
Area: .1 ha
ALR Area: .1 ha
Purchase Date:
Owner:

Legal Description: District Lot 12987 Kootenay District
Civic Address: Terrace Road
Area: .1 ha
ALR Area: .1 ha
Purchase Date:
Owner:

Legal Description: District Lot 10350 Kootenay District (Referred to as the Emergency Exit)
Civic Address: Kikomun-Newgate Road - SweetWater Development
Area: .4 ha
ALR Area: .4 ha
Purchase Date:
Owner:

Legal Description: Lot 3 Plan 8226
Civic Address: Lake Edge
Area: .1 ha
ALR Area: .1 ha
Purchase Date:
Owner:

Total Land Area: 4.3 ha
Total ALR Area: 4.3 ha
Current Land Use: Grazing

PROPOSAL DETAILS

Non Farm Use

Area	Agricultural Capability	Agricultural Capability Source
3.5	Mixed Prime and Secondary	CLI

Surrounding Land Uses:

North	Emergency Vehicle Access - SweetWater development
East	Lake Kooconusa
South	Englishman Creek Rec Site (5162)
West	Kikomun-Newgate Road

Official Community Plan

Bylaw Name:

Designation:

OCP Compliance:

Zoning

Zoning Bylaw Name:

Zoning Designation:

Minimum Lot Size:

Zoning Compliance:

PREVIOUS APPLICATIONS

Application #: 43663

Applicant: Marcer Ranching Ltd

Proposal: To exclude the subject property for future recreational and residential development and expansion of facilities relating to recreational use of Lake Kooconusa.

Decisions:

Resolution

Number

366

Decision Date

July 13, 2007

Decision Description

Approved subject to land use bylaw for property, a restrictive covenant to prohibit ATV's and a development plan to improve agriculture on the Newgate farm

STAFF COMMENTS

Staff suggests the Commission consider the following:

- The agricultural capability of the subject property is improvable to Class 3 and 4 with the limitations of climate and topography.
- This application stems from a previous application which excluded Lot 2, DL 10348 from the ALR. This application is requesting access to the excluded lands.
- The applicant has stated that the properties on which the roads are proposed are used for grazing. The Commission has requested that the applicants ensure that the grazing is impacted as little as possible and has yet to receive this information. Upon receiving this information, staff will ensure that it is made available to the Commissioners.

ATTACHMENTS

- 51622_ContextMap20k.pdf
- 51622_AirphotoMap20k.pdf
- 51622_AgCapabilityMap.pdf
- 51622 proposal.pdf
- 51622sketch.pdf

END OF REPORT

Signature

Date