



# Provincial Agricultural Land Commission - Staff Report

## Application: 52045

**Applicant:** Marko and Sabine Tull  
**Local Government:** Regional District of East Kootenay

**Proposal:** Non-farm Use - Adventure Park - outdoor adventure park on an 8.8 ha parcel (subdivision into two 4 ha parcels approved by the Commission in terms of Resolution Number 199/2009).

## BACKGROUND INFORMATION

The adventure park is to be located on the more westerly of the proposed two subdivisions. The park comprises 5 proposed zip-lines, swinging suspension cables, a sky bridge and treetop trekking activities. The more easterly proposed subdivision is to be utilized as the applicant's home. An 1100 sq ft office building with an attached 300 sq ft deck is also proposed and will include a public washroom, first aid and storage room and a concession stand. The applicant states that the park will provide a fun park for the whole family and is situated on 10 acres of forest. The park will be open all year round and will cater for special events.

## PROPERTY INFORMATION

**PID:** 026-789-060  
**Legal Description:** Lot 3, District Lot 6256, Kootenay District, Plan NEP81778  
**Property Area:** 8.8 ha  
**ALR Area:** 8.8 ha  
**Purchase Date:** October 12, 2007  
**Location:** 4585 Wycliffe Park Road, Cranbrook  
**Owner:** Marko and Sabine Tull

## LAND USE

**Current Land Use:**  
Vacant acreages

**Surrounding Land Uses:**

North: Rural residential  
East: Rural residential  
South: Rural residential  
West: Rural residential

## PROPOSAL DETAILS

**Non- Farm Use Area:** 8.8 ha  
**Non- Farm Use Type:** Recreational: Recreational - other

**Agricultural Capability:**  
The majority of the area under application is rated as: Secondary  
**Source:** CLI  
**Mapsheet:** 82G/12

## PREVIOUS APPLICATIONS

## PREVIOUS APPLICATIONS

**Application ID:** 45786

**Legacy #:** 38836

**Applicant:** Marko and Sabine Tull

**Proposal:** To subdivide the 8.0 ha property into two (2) 4.0 ha parcels.

**Decision:**

Resolution #	Decision Date	Decision Description
199/2009	May 27, 2009	The Commission allowed the subdivision into two 4 ha lots as proposed.

## LOCAL GOVERNMENT INFORMATION

### Official Community Plan:

**Bylaw Name:** Wycliffe Land Use Bylaw No. 873, 1989

**Designation:** Rural Residential

**OCP Compliance:** Yes

### Comments and Recommendations:

#### **Advisory Planning Committee**

The Advisory Planning Commission strongly supports the application which will fit well into the Wycliffe village area and will add to the entertainment facilities that are already in place

#### **Agricultural Advisory Committee**

The Agricultural Advisory Commission supports the application

#### **Board/Council**

The Board supports the application

## ALC STAFF COMMENTS

It is recommended that the Commission consider the following:

-The Commission conducted a site inspection of the property in May 2009 and concluded that the southern half of the property is very steep and surrounding areas are forested and affected by scattered rocky outcrops. As such the property has very limited agricultural capability and suitability.

- The Commission has approved the subdivision of the property into two. The subdivision has yet to be registered and the approval will lapse in May 2012 if the subdivision has not been registered by that date.

- The property is located within an area of limited agricultural potential having regard to the combination of relatively small parcel sizes and soils of limited agricultural capability.

- The proposed development is supported by the Regional Board, the Advisory Planning Commission and the Agricultural Advisory Commission.

- The property is located in an area bounded by the St Mary's River in the north and the City of Cranbrook to the south east that would benefit from an ALR Review.

- The proposed development will have limited impact on future agricultural potential.

## ATTACHMENTS

52045\_ContextMap20k.pdf

52045\_AgCapabilityMap.pdf

52045\_AirphotoMap.pdf

## END OF REPORT

**Prepared by:** Roger Cheetham, Regional Planner