



Agricultural Land Commission
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April 20, 2007

Reply to the attention of Terra Kaethler
ALC File: # L - 37051

Regional District of East Kootenay
19 - 24th Avenue South
Cranbrook, BC V1C 3H8

Dear Sir/ Madam:

Re: Application for Non-Farm Use in the Agricultural Land Reserve

Please find attached the Minutes of Resolution # 122/2007 outlining the Commission's decision as it relates to the above noted application.

Yours truly,

PROVINCIAL AGRICULTURAL LAND COMMISSION

Per:

Erik Karlsen, Chair

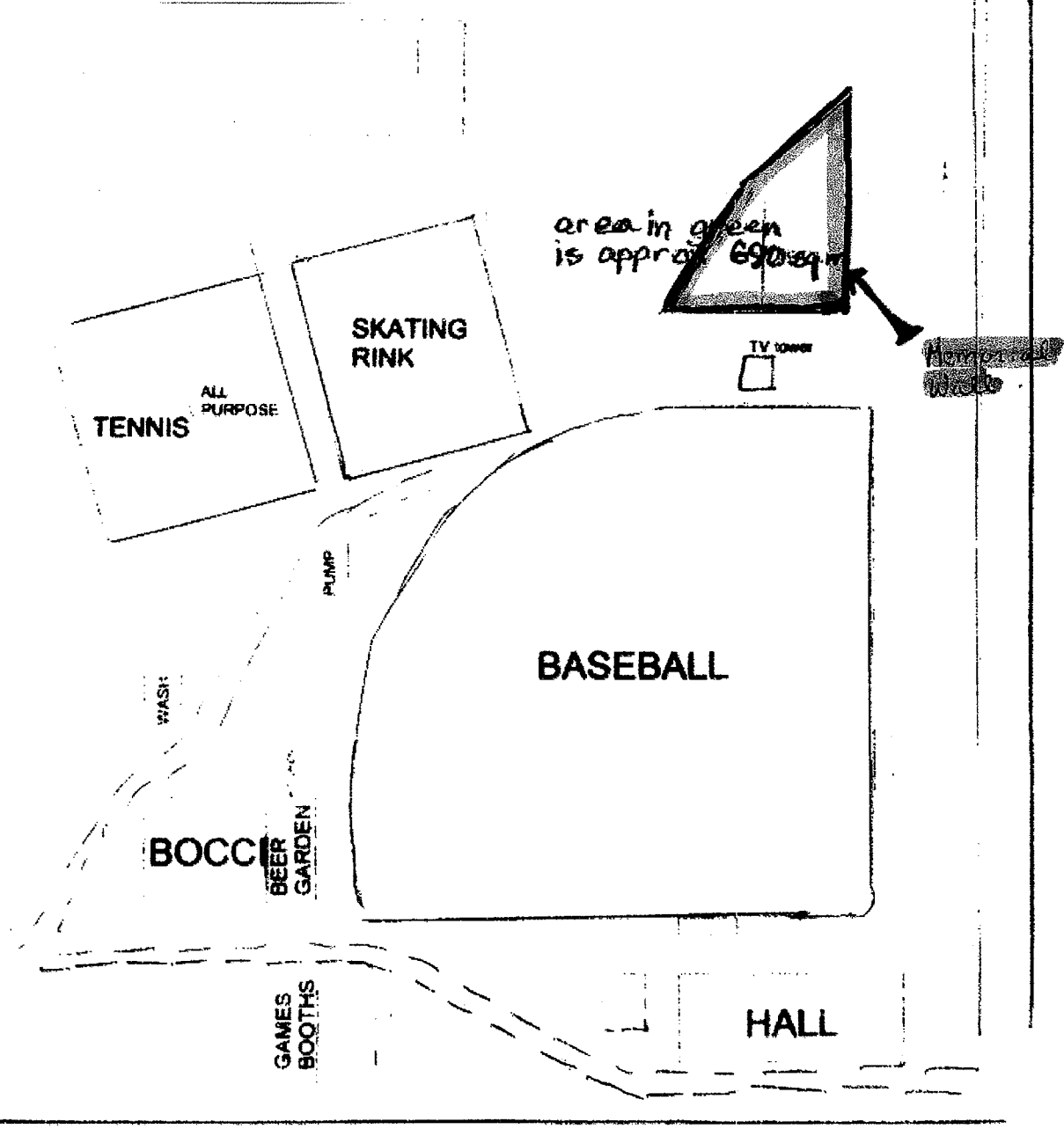
Enclosure: Minutes/Sketch Plan

TK/lv
37051d1.doc

Provincial Agricultural Land Commission
Application # 37051
Resolution #122/2007



Area approved for non-farm use



SCHOOL FENCE-LINE

Scale 1cm = 10m



MINUTES OF THE PROVINCIAL AGRICULTURAL LAND COMMISSION

A meeting was held by the Provincial Agricultural Land Commission on March 22, 2007 in Cranbrook, B.C.

PRESENT:	Monika Marshall	Chair, Kootenay Panel
	Carmen Purdy	Commissioner
	D. Grant Griffin	Commissioner
	Terra Kaethler	Staff
	Roger Cheetham	Staff

For Consideration

Application: # L- 37051
Applicant: East Kootenay
Proposal: Non-farm use to construct a memorial wall in Wasa.
Legal: PID: 018-668-135
Lot A, District Lot 264, Kootenay District, Plan NEP21117
Location: Located at 6145 Wasa School Road

Site Inspection

No site meeting was conducted.

Context

The proposal was weighed against the purposes of the Commission as stipulated in section 6 of the *Agricultural Land Commission Act* (the "Act"). They are:

1. to preserve agricultural land
2. to encourage farming on agricultural land in collaboration with other communities of interest, and
3. to encourage local governments, first nations, the government and its agents to enable and accommodate farm use of agricultural land and uses compatible with agriculture in their plans, bylaws and policies.

Discussion

The Commission assessed the impact of the proposal against the long term goal of preserving agricultural land. Given the size and location of the proposed non-farm use, and the present use of the property, the Commission does not believe the proposal would impact existing or potential agricultural use of the property or surrounding lands.

IT WAS

MOVED BY: Commissioner Purdy
SECONDED BY: Commissioner Marshall

THAT the application be approved.

This decision does not relieve the owner or occupier of the responsibility to comply with applicable Acts, regulations, bylaws of the local government, and decisions and orders of any person or body having jurisdiction over the land under an enactment.

CARRIED

Resolution # 122/2007



Staff Report
Application # L – 37051
Applicant: East Kootenay

DATE RECEIVED: November 8, 2006

DATE PREPARED: January 22, 2007

TO: Chair and Commissioners – Kootenay Panel

FROM: Jennifer Carson, Land Use Planner

PROPOSAL: Non-farm use to construct a memorial wall in Wasa using 690 square meters (.069 ha) of the property. This application is made pursuant to section 20(3) of the *Agricultural Land Commission Act*.

BACKGROUND INFORMATION:

There have been no previous applications on this property.

Local Government:

Regional District of East Kootenay

Legal Description of Property:

PID: 018-668-135
Lot A, District Lot 264, Kootenay District, Plan NEP21117

Purchase Date:

March 1994

Location of Property:

Located at 6145 Wasa School Road

Size of Property:

9.5 ha (The entire property is in the ALR).

Present use of the Property:

Community Hall, Baseball Diamond, Skating Rink, Tennis, Bocci

Surrounding Land Uses:

WEST: Crown
SOUTH: School
EAST: Wasa Lake Park
NORTH: Farm - vacant

Agricultural Capability:

Data Source: Agricultural Capability Map # 82G/13
The majority of the property is identified as having Prime Dominant ratings.

Official Community Plan and Designation:

OCP: Wasa-Ta Ta Creek - Skookumchuck - Sheep Creek Land Use Bylaw No. 1625 (2002)
Designation: P-2 Park and Open Space

Zoning Bylaw and Designation:

Zoning Bylaw: None

RELEVANT APPLICATIONS:

Application #32632-0
Applicant: **Wasa Recreation Society**
Decision Date: **May 18, 1999**
Proposal: **To dedicate a 0.5 ha area road right of way (25 meters by 200 meters) to provided legal access to community recreation facilities leased from the Regional District on Lot A, NEP 21117, KD, DL 264**
Decision: **Allowed due to its servicing community recreation facilities.**

LOCAL GOVERNMENT RECOMMENDATIONS/COMMENTS:

Regional District of East Kootenay Board:

The Regional Board authorized staff to apply to the ALC for non-farm use.

Local Government Staff:

No comments or recommendations.

Advisory Planning Commission:

The APC supports the application.

STAFF COMMENTS:

It is recommended that the Commission consider the following:

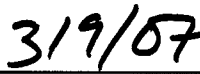
- The applicant has indicated that the wall would be constructed in such a manner that it will be able to be removed in the future if necessary.

ATTACHMENTS:

1. ALR Base Map
2. Aerial Photograph
3. Sketch of Proposal

END OF REPORT


Signature


Date