



Agricultural Land Commission Staff Report

DATE: August 12, 2009
TO: Vice Chair and Commissioners - Kootenay Panel
FROM: Martin Collins

RE: Application # 45897
PROPOSAL: To extract an unspecified amount of gravel from the easterly 1 ha of the 2.9 ha property. No detailed extraction or reclamation plan has been provided.

PROPOSAL INFORMATION

Background: The vacant property, located in Krestova is owned by the crown and located in a rural residential subdivision. The adjoining property to the east is used as a crown gravel pit.
Received Date: April 6, 2009
Applicant: Province of British Columbia (Crown Land)
Agent: Nick Boulin
Local Government: Regional District of Central Kootenay

DESCRIPTION OF LAND

PID: 014-390-931
Legal Description: Lot 68, District Lot 7362 and 7369, Kootenay District, Plan 5921
Civic Address:
Area: 2.9 ha
ALR Area: 2.9 ha
Purchase Date:
Owner: Province of British Columbia (Crown Land)

Total Land Area: 2.9 ha
Total ALR Area: 2.9 ha
Current Land Use: Vacant cleared parcel

PROPOSAL DETAILS

Soil Change

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

Activity	Volume (m3)	Depth (m)	Material Description
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Surrounding Land Uses:

North Rural residence in the ALR - 2 ha.
East Crown land gravel pit
South Rural residential lots - 1 ha - in the ALR
West 1 ha rural residential lots in the ALR

Official Community Plan

Bylaw Name: No OCP exists in this area

Designation:

OCP Compliance:

Zoning

Zoning Bylaw Name: No zoning bylaw exists in this area

Zoning Designation:

Minimum Lot Size: ha

Zoning Compliance:

RELEVANT APPLICATIONS

Application #: 44261

Applicant: Vera Katasonoff

Proposal: To subdivide the 0.8 ha (1.8 acre) subject property in half. Although the property is less than 2 acres, it is subject to the Act as it was not on its own title in 1972.

Decisions:

Resolution

Number	Decision Date	Decision Description
475	September 6, 2007	Allowed as requested.

Note: This property abuts the south boundary of the subject property.

Committee Recommendations

Type	Recommendation	Description
Board/Council	No Comment	The Board of the Regional District of Central Kootenay provided no comment on the proposal.

STAFF COMMENTS

Staff notes the following:

- 1) The area is dominated by rural residential uses and small lots. Agricultural potential is limited and agricultural activity is rare.
- 2) The applicant has not provided a reclamation plan.
- 3) Although the area has limited agricultural potential, the subject property is relatively large (2.9 ha) and has better agricultural utility than most of the surrounding properties. Therefore it is recommended that a financial security be required to ensure reclamation to an agricultural standard.
- 4) No reclamation plan has been provided. Staff suggests that a more detailed extraction and reclamation plan be submitted providing more information about the extent of the resource and the life

of the extraction.

ATTACHMENTS

45897 airphoto map.pdf

45897 sketch.pdf

38936_ContextMap20k.pdf

END OF REPORT

Signature

Date