



Agricultural Land Commission Staff Report

DATE: July 15, 2009
TO: Vice Chair and Commissioners - Kootenay Panel
FROM: Martin Collins

RE: Application # 45908
PROPOSAL: To exclude 7.9 ha from the ALR to expand residential development in Canal Flats.

PROPOSAL INFORMATION

Background: No previous applications have been considered for the property.
Received Date: April 9, 2009
Applicant: Benny Boyz Ventures Ltd
Agent: Ross Blackwell
Local Government: Village of Canal Flats

DESCRIPTION OF LAND

PID: 014-080-702
Legal Description: Lot 1, District Lot 110, Kootenay District, Plan 6728, EXCEPT Plans 6892, 7316, 9038, 14609 and NEP87168
Civic Address:
Area: 7.9 ha
ALR Area: 7.9 ha
Purchase Date: July 1, 2008
Owner: Benny Boyz Ventures Ltd

Total Land Area: 7.9 ha
Total ALR Area: 7.9 ha
Current Land Use: Vacant, sparsely forested land, containing multiple trails

PROPOSAL DETAILS

Exclusion

Area	Agricultural Capability	Agricultural Capability Source
7.9	Prime	CLI

Surrounding Land Uses:

North Forested vacant ALR land
East Forested vacant non ALR land
South Village of Canal Flats residential subdivision - not in the ALR
West Forested vacant ALR land

Official Community Plan

Bylaw Name: Canal Flats OCP
Designation: Passive Open Space
OCP Compliance: No

Zoning

Zoning Bylaw Name: Upper Columbia Valley zoning bylaw #900
Zoning Designation: Rural Residential A-2
Minimum Lot Size: 8.0 ha
Zoning Compliance: No

Committee Recommendations

Type	Recommendation	Description
Board/Council	Approve	Village of Canal Flats Council supports the exclusion application.

STAFF COMMENTS

Staff suggest that the Commission consider the following:

- 1) The subject lands have reasonably good agricultural capability, but no history of agricultural use.
- 2) The exclusion area is located adjacent to existing urban development, suggesting that urban expansion in to this area represents an efficient, natural expansion of the urban fabric.
- 3) The land abutting the north boundary of the exclusion area is owned by the Province of B.C. Given this ownership and the sensitivity of nearby wetland habitat adjacent to Columbia Lake it is unlikely that the ILMB will support any land sales for urban development into the ALR if this exclusion is permitted.
- 4) No adjoining or nearby agricultural operations exist that might be affected by urban development.

ATTACHMENTS

38945_AirphotoMap.pdf
38945_ContextMap10k.pdf

END OF REPORT

Signature

Date