



Agricultural Land Commission Staff Report

DATE: August 10, 2009
TO: Vice Chair and Commissioners - Kootenay Panel
FROM: Martin Collins

RE: Application # 45967

PROPOSAL: To include the 1.4 ha property into the ALR. The property is used as a rural residence and is partially cleared. In the past it has been used as a kennel breeding facility for guard dogs.

PROPOSAL INFORMATION

Background: No previous applications.
Received Date: May 4, 2009
Applicant: Ivan and Alma Brown
Agent: N/A
Local Government: Regional District of Central Kootenay

DESCRIPTION OF LAND

PID: 014-220-377
Legal Description: Lot 35, District Lot 9156, Kootenay District, Plan 6172
Civic Address:
Area: 1.4 ha
ALR Area: 0 ha
Purchase Date: September 9, 1977
Owner: Ivan and Alma Brown

Total Land Area: 1.4 ha
Total ALR Area: 0 ha
Current Land Use: Rural residence, garden, dog kennel, shed

PROPOSAL DETAILS

Inclusion

Area	Agricultural Capability	Agricultural Capability Source
1.4	Mixed Prime and Secondary	CLI
0.0		

Surrounding Land Uses:

North Rural residence outside the ALR
East Small 0.4 ha non ALR lots
South 1.6 ha non ALR rural residence
West Undeveloped ALR land

Official Community Plan

Bylaw Name: Arrow Lakes Rural Land Use Bylaw #1248, 1997

Designation: Community Residential

OCP Compliance: No

Zoning

Zoning Bylaw Name: As noted above - RLUB

Zoning Designation: Community Residential

Minimum Lot Size: 0.1 ha

Zoning Compliance: No

Committee Recommendations

Type	Recommendation	Description
Board/Council	No Comment	The Regional District of Central Kootenay board forwarded the application without comment.

STAFF COMMENTS

It is suggested that the Commission consider the following:

- 1) The proposed inclusion lot is not used for agricultural purposes.
- 2) The agricultural capability of the property is limited due to its small size. However, the soil capability is relatively good - 70% class 3 with limitations of topography and unfavourable soil structure.
- 3) The local government staff report indicates that a motivation for the inclusion might be the landowners desire to re-open a stock guard dog breeding kennel.

ATTACHMENTS

38994_AirphotoMap.pdf
38994_ContextMap20k.pdf

END OF REPORT

Signature

Date