



Agricultural Land Commission Staff Report

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

RE: Application # 45968

PROPOSAL: To use an existing shop/storage building on the 0.72 ha property for a school. The building is located on the westerly edge of the property adjacent to another rural residential property.

PROPOSAL INFORMATION

Background: The Commission refused the subdivision of the subject property into four lots in
Received Date: 1976.
Applicant: May 4, 2009
Agent: Tom and Lois Browne
Local Government: N/A
Regional District of Central Kootenay

DESCRIPTION OF LAND

PID: 012-770-680
Legal Description: Lot 1, District Lot 892, Kootenay District, Plan 11711
Civic Address:
Area: .7 ha
ALR Area: .7 ha
Purchase Date: January 1, 1960
Owner: Tom and Lois Browne

Total Land Area: .7 ha
Total ALR Area: .7 ha
Current Land Use: Rural residence

PROPOSAL DETAILS

Non Farm Use

Area	Agricultural Capability	Agricultural Capability Source
0.7	Mixed Prime and Secondary	CLI
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Surrounding Land Uses:

North Rural residence in the ALR - approx. 4 ha.
East 0.4 ha residential lot
South Farm parcel (approx. 8 ha) in the ALR
West 0.7 ha rural residential lot in the ALR

Official Community Plan

Bylaw Name: Creston Valley OCP
Designation: Agriculture 2
OCP Compliance: No

Zoning

Zoning Bylaw Name: Bylaw #1675 - 2004
Zoning Designation: Agriculture 2 - which does not permit schools
Minimum Lot Size: 8.0 ha
Zoning Compliance: No

PREVIOUS APPLICATIONS

Application #: 23470
Applicant: Tom and Lois Browne
Proposal: To subdivide the 0.7 ha lot into two lots of roughly equal size.

Decisions:

Resolution Number	Decision Date	Decision Description
582	April 17, 1978	Allow as proposed because the land is bisected by rocky knolls.

Committee Recommendations

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

STAFF COMMENTS

Staff suggests that the Commission consider the following:

- 1) The parcel has little, if any, agricultural potential because of its small size and the presence of rocky outcrops.
- 2) A school use would increase traffic in this rural area and increase potential for conflicts with the adjoining farm parcel(s), over such issues as trespass or the use of chemicals. Conflicts can result in the reduction or the cessation of farm activity.
- 3) No information is provided about Wondertree School, as to its emphasis, or its potential for growth.

ATTACHMENTS

38995_AirphotoMap.pdf
38995_ContextMap10k.pdf

END OF REPORT

Signature

Date
