



Agricultural Land Commission Staff Report

DATE: August 27, 2009
TO: Vice Chair and Commissioners - Kootenay Panel
FROM: Roger Cheetham, Regional Planner

RE: Application # 50404
PROPOSAL: Exclusion

PROPOSAL INFORMATION

Background: The subject property has limited agricultural capability, so the applicant is pursuing exclusion to facilitate subdivision
Received Date: August 14, 2009
Applicant: Adam & Jalene Lillejord
Agent: Focus Corporation
Local Government: Regional District of East Kootenay

DESCRIPTION OF LAND

PID: 016-457-595
Legal Description: District Lot 9395 Kootenay District, Except Parcel A (Sketch Plan DD 10172)
Civic Address: Mission Hill and Standard Hill Road
Area: 121 ha
ALR Area: 121 ha
Purchase Date: March 18, 2006
Owner: Adam & Jalene Lillejord

Total Land Area: 121 ha
Total ALR Area: 121 ha
Current Land Use: Undeveloped

PROPOSAL DETAILS

Exclusion

Area	Agricultural Capability	Agricultural Capability Source
121.0	Secondary	On-Site

Surrounding Land Uses:

North Non ALR - Undeveloped Crown Land
East ALR - Undeveloped Crown Lands
South ALR - Undeveloped Crown Lands, Rural Residential Acreage
West ALR - Rural Residential Acreage

Official Community Plan

Bylaw Name:

Designation: Agriculture

OCP Compliance: Yes

Zoning

Zoning Bylaw Name: Cranbrook Rural Zoning Bylaw

Zoning Designation: Rural Resource

Minimum Lot Size: 60.0 ha

Zoning Compliance: Yes

Committee Recommendations

Type	Recommendation	Description
Board/Council	Approve	Application supported.
Agricultural Advisory Committee	Approve	Accepted as presented - no agricultural impact
Advisory Planning Committee	Approve	Supported

STAFF COMMENTS

The subject property is located along the eastern edge of an ALR block that extends northward from the City of Cranbrook to the St Mary's River. The assessment of agriculture capability and suitability indicates that the property has little meaningful agricultural potential. The bulk of the property is rated Class 5 and 6 and has an estimated grazing capacity of 20 AUM. The area of greatest potential comprises approximately 33 ha located in the south western segment of the property. It has improved capability ratings of 80% Class 3 with irrigation but the opportunities for obtaining water are limited with Joseph Creek fully committed. In the longer term it may be possible for water to be obtained from the City. The assessment concludes that the exclusion of the property is warranted.

The Commission will recall that it excluded 247 ha for a golf course /residential development in 2007 (Shadow Mountain) located to the north west of this property.

The property is an area where agricultural potential is limited and where the Commission has generally approved subdivision requests. Should the site be excluded it is unlikely that its development (at the moment restricted in terms of the bylaws to two subdivisions) would impact on the agricultural potential of adjacent sites within the ALR.

ATTACHMENTS

END OF REPORT

Signature

Date