



## Agricultural Land Commission Staff Report

**DATE:** October 29, 2009  
**TO:** Vice Chair and Commissioners - Kootenay Panel  
**FROM:** Martin Collins

**RE:** Application # 50406

**PROPOSAL:** To exclude the 3.6 ha ALR portion of the property from the ALR. The area proposed for exclusion was previously used as a sawmill site (pole production) and is currently used to store used machinery.

### PROPOSAL INFORMATION

**Background:** No previous applications have been considered on the property. The sawmill use appears to predate the ALR.  
**Received Date:** August 19, 2009  
**Applicant:** 643249 BC Ltd  
**Agent:** R.G.(Bob) Holtby  
**Local Government:** Regional District of Kootenay-Boundary

### DESCRIPTION OF LAND

**PID:** 008-038-431  
**Legal Description:** District Lot 27648 Similkameen Division Yale District  
**Civic Address:** 290 Beaverdell Station Road  
**Area:** 62 ha  
**ALR Area:** 3.5 ha  
**Purchase Date:** August 19, 2006  
**Owner:** 643249 BC Ltd

**Total Land Area:** 62 ha  
**Total ALR Area:** 3.5 ha  
**Current Land Use:** Sawmill Buildings and storage; abandoned equipment, vacant land

### PROPOSAL DETAILS

Exclusion Area	Agricultural Capability	Agricultural Capability Source
3.6	Secondary	CLI

**Surrounding Land Uses:**

North Teck Resources Industrial Land - not in the ALR  
East Vacant forested Land - Kettle River  
South Vacant land, Kettle River  
West Forested hillside outside of ALR

**Official Community Plan**

**Bylaw Name:** No OCP exists

**Designation:**

**OCP Compliance:**

**Zoning**

**Zoning Bylaw Name:** No Zoning Bylaw exists

**Zoning Designation:**

**Minimum Lot Size:** ha

**Zoning Compliance:**

**Committee Recommendations**

Type	Recommendation	Description
Board/Council	Approve	Regional District of Kootenay Boundary Board forwarded the application with a recommendation of support.
Advisory Planning Committee	Approve	Electoral Area "E" APC recommends support for the exclusion.

**STAFF COMMENTS**

Staff suggests that the Commission consider the following:

- 1) The area proposed for exclusion has a long history of non farm uses and is comprised of CLI rated Class 5 soils with limitations of seasonal moisture deficiency and stoniness.
- 2) The ALR portion of the property is relatively small from an agricultural perspective. Reclamation and development for irrigated forage production might be too much to expect for such a small area.
- 3) Adjacent non ALR land lying directly to the north which has similar agricultural capability and is used for industrial purposes.
- 4) Although small remnant ALR areas border the triangular exclusion area, the Kettle River acts as an effective buffer between this area and adjacent ALR land.

**ATTACHMENTS**

50406\_AirphotoMap.pdf  
50406\_ContextMap20k.pdf

**END OF REPORT**

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**Signature**

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**Date**