



Agricultural Land Commission Staff Report

DATE: February 3, 2010
TO: Vice Chair and Commissioners - Kootenay Panel
FROM: Martin Collins

RE: Application # 51002

PROPOSAL: To use 2 ha of the 8.7 ha property for a non-farm use - Creston Fire Rescue Training Facility. The facility would require the removal and stockpiling of topsoil and the placing of 1300 cubic meters of gravel to a depth of 24 inches. The fill material would provide a base for the props for several fire and rescue simulation facilities.

PROPOSAL INFORMATION

Background: Semi-permanent facility to allow training for all local fire departments.
Received Date: November 16, 2009
Applicant: Town of Creston
Agent: N/A
Local Government: Town of Creston

DESCRIPTION OF LAND

PID: 009-942-114
Legal Description: Block 42, DL 9555, Kootenay District
Civic Address: East of 515 Davis Drive on Town of Creston property
Area: 8.7 ha
ALR Area: 8.7 ha
Purchase Date: October 19, 1990
Owner: Town of Creston

Total Land Area: 8.7 ha
Total ALR Area: 8.7 ha
Current Land Use: Vacant grassland

PROPOSAL DETAILS

Non Farm Use

Area	Agricultural Capability	Agricultural Capability Source
2.0	Secondary	CLI

Surrounding Land Uses:

North	Town of Creston Waste Water Treatment Facility outside the ALR, ALR farm parcels beyond.
East	Forested rural residential parcel, 3 ha in the ALR
South	Private Property - Rural Residential - storage of used/wrecked vehicles
West	Pine Profiles - Industrial Wood Manufacturing and Town of Creston Waste Water Treatment Facility outside the ALR

Official Community Plan

Bylaw Name: Bylaw 1532

Designation: Institutional

OCP Compliance: Yes

Zoning

Zoning Bylaw Name: Creston Zoning Bylaw #1123

Zoning Designation: Agriculture A-1

Minimum Lot Size: 8.0 ha

Zoning Compliance: No

PREVIOUS APPLICATIONS

Application #: 4866

Applicant: Creston

Proposal: To permit development by local Minor Baseball Association into a quad-ball diamond on land leased by the Town. (2) To place Atco trailer-type complex for joint use by the Creston Cadet Unit and the Creston Provincial Emergency Plan people

Decisions:

Resolution

Number

Decision Date

Decision Description

448

May 16, 1996

Refuse as submitted. Property has sufficient agricultural capability to warrant retention for ag purposes with improvements. Approval could set a precedent for other sports organizations to submit similar requests on other farmland in the Creston area.

Application #: 3852

Applicant: Creston

Proposal: Legalize Sewage Treatment expansion on the northern 1 ha of the property and to lease a quad baseball diamond on the balance of the 6.47 ha to the Minor Baseball Association

Decisions:

Resolution

Number

Decision Date

Decision Description

956

November 15, 1995

Allowed sewage lagoon, refused ball diamond. Require 10 year lease for lessee with option to renew in order to secure tenure.

Committee Recommendations

Type	Recommendation	Description
Board/Council	Approve	The Town of Creston forwarded the application with a recommendation of support. The Town is also the applicant.

STAFF COMMENTS

Staff suggests that the Commission consider the following:

- 1) The land has reasonably good capability for agriculture, with a limitation of excessive wetness.
- 2) The Commission has not supported past applications for non farm, community uses on the property, with the exception of a belated approval for the use of 1 ha for sewage treatment facilities in the northwest corner, The Commission reluctantly allowed this use after the facility was constructed without approval.
- 3) Both rural and urban communities benefit from training for fire and rescue personnel. The "Farm and Ranch Safety and Health Association" has written a letter of support for the facility, indicating that it would be of value to the agricultural community by training volunteer emergency responders who serve farm operations.

ATTACHMENTS

- 51002_AirphotoMap.pdf
- 51002_ContextMap10k.pdf
- 51002 sketch.pdf

END OF REPORT

Signature

Date