



Agricultural Land Commission Staff Report

DATE: April 28, 2010
TO: Vice Chair and Commissioners - Kootenay Panel
FROM: Martin Collins

RE: Application # 51669

PROPOSAL: To dedicate a 10 meter wide right of way, 700 meters long on the edges of four ALR parcels. The purpose of the right of way is for a water and sewer line installation for development to the north. Most of the pipeline will be installed within the existing road right of way. However the severe topography in this 700 meter stretch requires the expansion of the road right of way by 10 meters.

PROPOSAL INFORMATION

Background: The purpose of the water and sewer lines are to serve the residential development of lands lying to the north previously excluded by the Commission
Received Date: March 29, 2010
Applicant:
Agent: Focus Corporation - Ross Blackwell
Local Government: City of Cranbrook

DESCRIPTION OF LAND

PID: 012-747-459
Legal Description: Lot 1 District Lot 2594 Kootenay District Plan 11571 EXCEPT Part Included in Plan 11996
Civic Address: Highway 95A
Area: .2 ha
ALR Area: .2 ha
Purchase Date: February 18, 2000
Owner: Marilyn Dakin

PID: 008-857-911
Legal Description: Lot 3, District Lots 10361 and 10366, Kootenay District, Plan 13513, Except part included in Plan NEP19692
Civic Address: 5460 Highway 95A, Cranbrook
Area: .1 ha
ALR Area: .1 ha
Purchase Date: January 15, 2001
Owner: Wilfrid Boardman

PID:

027-305-911

Legal Description: Lot 1 District Lot 10361 Kootenay District Plan NEP84705
Civic Address: 5284 Hwy 95A
Area: .1 ha
ALR Area: .1 ha
Purchase Date: March 12, 2008
Owner: Wade & Roxane Boardman

PID: 027-305-929

Legal Description: Lot 2 District Lot 10361 Kootenay District Plan NEP84705
Civic Address: 5284 Highway 95A
Area: .3 ha
ALR Area: .3 ha
Purchase Date: September 10, 2007
Owner: Linda Boardman

Total Land Area: .7 ha

Total ALR Area: .7 ha

Current Land Use: Forested, undeveloped areas are proposed for the right of way. The affected properties are rural residential.

PROPOSAL DETAILS

Non Farm Use

Area	Agricultural Capability	Agricultural Capability Source
0.7	Secondary	CLI

Surrounding Land Uses:

North Partially forested rural residential in ALR
East Partially forested rural residential in ALR
South Highway (Kimberly/Cranbrook)
West Non ALR and ALR rural residential

Official Community Plan

Bylaw Name:

Designation:

OCP Compliance:

Zoning

Zoning Bylaw Name:

Zoning Designation:

Minimum Lot Size:

Zoning Compliance:

STAFF COMMENTS

The land proposed for the 10 meter wide right of way is subject to severe topography and is not used for agriculture. There will be no agricultural impacts.

Staff recommends approval.

ATTACHMENTS

51669 airphoto.pdf

51669 ALR map.pdf

51669 sketch map.pdf

END OF REPORT

Signature

Date