



Provincial Agricultural Land Commission - Staff Report

Application: 51852

Applicant: Beverley McClinchey
Local Government: Regional District of Central Kootenay

Proposal: Non-farm Use - Use of an existing mobile home for rental purposes.

BACKGROUND INFORMATION

The application arises out of a letter sent to the applicant by the ALC in April 2009 advising that the use of the mobile home for rental purposes constitutes a contravention of the ALC Act . The applicant wishes to rent the mobile home in order to provide extra income, assistance with property maintenance and neighbourly company

PROPERTY INFORMATION

PID: 008-801-801
Legal Description: Lot 117 District Lot 398 Kootenay District Plan 959, Except Part Included in SRW Plan 14274
Property Area: 1.8 ha
ALR Area: 1.8 ha
Purchase Date: October 21, 1991
Location: 950 Crescent Bay Road, Nakusp
Owner: Beverley McClinchey

LAND USE

Current Land Use:

The subject property is mainly under trees. Development comprises an existing residence and a mobile home both of which are located in a fairly central location.

Surrounding Land Uses:

North: Residential
East: Crown Land
South: Residential
West: Crown Land

PROPOSAL DETAILS

Non- Farm Use Area: 1.8 ha
Non- Farm Use Type: Residential: Additional Dwelling(s)

Agricultural Capability:

The majority of the area under application is rated as: Prime

Source: CLI

Mapsheet: 82K/4

RELEVANT APPLICATIONS

RELEVANT APPLICATIONS

Application ID: 14831

Legacy #: 32998

Applicant: Joseph & Juliann Gaudet

Proposal: To establish a pet boarding kennel on the 2 ha property. The structure would be 600 sq ft, with 10 inside units and six outside runs, including a fenced exercise compound of 900 sq ft.

Decision:

Resolution #	Decision Date	Decision Description
807/1999	December 13, 1999	The Commission allowed the dog kennel on the grounds it is a quasi agricultural use.

LOCAL GOVERNMENT INFORMATION

Official Community Plan:

Bylaw Name: The Arrow Lakes Bylaw No. 2022

Designation: Agriculture

OCP Compliance: No

Zoning:

Zoning Bylaw Name: Central Kootenay Zoning Bylaw No. 1675, 2004

Zoning Designation: Agriculture 4 K

Minimum Lot Size: 2.0 ha

Zoning Compliance: No

Comments and Recommendations:

Board/Council

The Regional Board has not made any comment

ALC STAFF COMMENTS

It is recommended that the Commission consider the following:

The property is within an area of 2 ha parcels that have generally high soil capability ratings. Some, including the adjacent property to the east have been cleared, and are used for agriculture. Others including the subject property are still under trees. It should be noted, however, that the applicant has stated that the property cannot be used as a farm as it is partly mountain and partly bog.

The accommodation is not required for farm help and the rental income will not provide additional income that will benefit agriculture.

A site visit would help to determine whether or not this proposal will have an impact on agriculture.

ATTACHMENTS

51852_ContextMap20k.pdf
51852_AgCapabilityMap.pdf
51852_AirphotoMap5k.pdf
51852 RD Staff report.pdf

END OF REPORT

Prepared by: Roger Cheetham, Regional Planner