



Provincial Agricultural Land Commission - Staff Report

Application: 51903

Applicant: Province of British Columbia - Crown Lands
Agent: Regional District of East Kootenay
Local Government: Regional District of East Kootenay

Proposal: Non-Farm Use - of the subject land for a water treatment facility which includes a building, underground waterlines and water intake lines. The system will provide community water service to the residential properties in Rushmore

BACKGROUND INFORMATION

There are no recent previous applications involving the subject property.

PROPERTY INFORMATION

Legal Description: All That Unsurveyed Crown Foreshore Being part of the Bed of Lake Windermere, Together with That Unsurveyed Portion of Parcel B, District Lot 346, Kootenay District, Plan X19, More Particularly Shown on Attached Sketch and Containing 0-32 Hectares, More or Less

Property Area: 249.7 ha
ALR Area: 249.7 ha

Location: Rushmere area
Owner: Province of British Columbia - Crown Lands

LAND USE

Current Land Use:

The property is vacant Crown land adjacent to Windermere Lake.

Surrounding Land Uses:

North: Railway ROW/Rural Residential
East: Water - Lake Windermere / Crown
South: Railway ROW/Rural Residential
West: Rural Residential

PROPOSAL DETAILS

Non- Farm Use Area: 0.3 ha
Non- Farm Use Type: Transportation/Utilities: Water Treatment Facilities

Agricultural Capability:

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

Source: CLI

Mapsheet: 82J/5

LOCAL GOVERNMENT INFORMATION

Official Community Plan:

Bylaw Name: Bylaw No. 2061, 2008
Designation: Rural Resource in Lake Windermere OCP
OCP Compliance: Yes

LOCAL GOVERNMENT INFORMATION

Zoning:

Zoning Bylaw Name: Rural Resource in Upper Columbia Valley
Zoning Designation: A-1, Rural Resource
Minimum Lot Size: 60.0 ha
Zoning Compliance: Yes

Comments and Recommendations:

Advisory Planning Committee

The APC for Areas F & G support the application.

Board/Council

The RDEK Board reviewed this application at its meeting on August 6, 2010. After consideration, the Board adopted Resolution # 41707 in support of the application for non-farm use.

Planning Staff

That the ALC be advised the RDEK supports the ALR non-farm use application by ILMB for a water treatment facility on Crown land in the Rushmere area.

ALC STAFF COMMENTS

Staff has the following comments:

- The impact to the subject property for a water treatment facility would be minimal.
- The RDEK Board recommends support for the application.
- The OCP land use designation, Rural Resource which includes agriculture, recognizes the use of these lands for public utility use. The OCP policy encourages the retention of natural vegetation and control of invasive plant species along the foreshore. the control of invasive species must be in accordance with the Weed Control Act.

ATTACHMENTS

51903_ContextMap50k.pdf
51903_AirphotoMap5k_HD.pdf
51903_AgCapabilityMap_HD.pdf

END OF REPORT

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