



Provincial Agricultural Land Commission - Staff Report

Application: 51883

Applicant: Loss Creek Logging Ltd
Agent: Robert Arrowsmith
Local Government: Regional District of Central Kootenay

Proposal: EXCLUSION - to exclude a 6.9 ha portion of a 13.2 ha property that is within the ALR to facilitate future subdivision into 3 lots of approx. 6 ha, 4 ha and 3 ha. If the application is refused applicants wish consideration to be given to the exclusion of the existing road that goes through the property as the road is necessary to access the two land-locked acreages to the east outside the ALR

BACKGROUND INFORMATION

The property has extensive rock outcroppings upon which it is intended to locate future development

PROPERTY INFORMATION

PID: 012-724-599
Legal Description: Lot 2 District Lot 892 Kootenay District Plan 11304
Property Area: 13.2 ha
ALR Area: 13.2 ha
Purchase Date: May 27, 1994
Location:
Owner: Loss Creek Logging Ltd

LAND USE

Current Land Use:

The property is largely cleared with some areas under trees. There is a small open slab shack. The property has been used for pasture in the past but is not at present used,

Surrounding Land Uses:

North: Residential
East: Residential
South: Residential
West: Residential

PROPOSAL DETAILS

Exclusion Area: 6.9 ha

Agricultural Capability:

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

Source: CLI

Mapsheet: 82F/2

RELEVANT APPLICATIONS

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Application ID: 39352 **Legacy #:** 21391

Applicant: Stanford A.C. Smith

Proposal: To exclude 1.04 ha for a church

Decision:

Resolution #	Decision Date	Decision Description
1934/1987	September 21, 1987	Refused, non-farm use for a church allowed

LOCAL GOVERNMENT INFORMATION

Official Community Plan:

Bylaw Name: Creston Valley

Designation: Agriculture 2

OCP Compliance: No

Zoning:

Zoning Bylaw Name: Bylaw 1675, 2004

Zoning Designation: Agriculture 2

Minimum Lot Size: 8.0 ha

Zoning Compliance: No

Comments and Recommendations:

Board/Council

The Regional Board has not commented on the application

ALC STAFF COMMENTS

It is recommended that the Commission consider the following:

The property appears to have limited agricultural capability. However, the application is not supported with a report from an agrologist that would have helped clarify the capability. It appears to have been used in the past for agriculture

The property is located in a small block of ALR on the east side of Highway 3A.

Subdivision into smaller lots could potentially reduce the agricultural options for the property.

The property is bisected by a private road that gives access to a property outside the ALR to the east..

A number of "objections" have been received as attached.

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

ATTACHMENTS

51883 sketch of land use.pdf

51883 objections.pdf

51883_AgCapabilityMap.pdf

51883_ContextMap20k.pdf

51883_AirphotoMap10k.pdf

END OF REPORT

Prepared by: Roger Cheetham, Regional Planner