

Request for Decision ALR Subdivision Application

File No: P 722 333
Reference: 64557
Date: May 2, 2022

Subject: Agricultural Land Reserve Subdivision – Fort Steele / Boon
Applicant: Dawn Boon
Location: 8594 Holmes Road, north of Fort Steele
Legal: Lot B, District Lot 332, Kootenay District, Plan EPP25855

Proposal: ALR subdivision application to create four lots.

Options:

1. THAT the Agricultural Land Commission be advised the RDEK supports the Boon Agricultural Land Reserve subdivision application for property at 8594 Holmes Road in the Fort Steele area.
2. THAT the Boon Agricultural Land Reserve subdivision application for property at 8594 Holmes Road in the Fort Steele area, be refused.

Recommendation: Option # 2

Adjacent properties with the same soil classification have farm status and therefore are able to sustain some level of farming operation. Subdivision of this parcel could impact the agricultural potential of the parcel. It is also consistent with surrounding parcel sizes in it's current state. Also, the parcel is not located within an established development node.

**Property
Information:**

OCP Designation: RR, Rural Resource which supports rural residential and rural resource land uses with parcel sizes 8.0 ha and larger. The RR designation also recognizes the use of these lands for public utility use, resource extraction, greenspace and recreation.

OCP Policies:

- Land in the ALR is generally designated and supported for agricultural use.
- The plan recognizes the opportunity for limited residential subdivision that is compatible with agricultural operations and on land that is not suitable for agricultural use due to topography and other limitations. The intent is to cluster residential growth on land of low agricultural capability and suitability in order to reduce rural sprawl and preserve the agricultural value of larger parcels in the area. ALR subdivision applications will be considered in relation to the following criteria:
 - Current agricultural capability and suitability of the parcel;
 - Potential impacts of the proposed subdivision on the agricultural capability and suitability of both the parcel proposed for subdivision and on neighbouring parcels; and
 - Where applicable, information in the report from a qualified professional as required in section 6.3(2)(g)

**Property
Information
- cont'd:**

Applications for subdivision for non-farm use, subdivision or exclusion should identify opportunities to improve the agricultural capacity and provide a net benefit to agriculture for the lands that remain within the ALR.

- ALR applications for non-farm use, subdivision, or exclusion should identify opportunities to improve the agricultural capacity and provide a net benefit to agriculture for the lands that remain within the ALR.
- New residential development is encouraged to be directed to established development nodes such as Wardner, land within municipal boundaries and areas outside the ALR.
- Applications for subdivision in the ALR which improve agricultural capability will generally be supported, subject to compliance with the zoning bylaw.

Zone Designation: RR-8, Rural Residential (Country) Zone, which has a minimum parcel area requirement of 8.0 ha

The current zoning is not compatible with the proposed subdivision plan. If the ALR subdivision application is approved then a bylaw amendment application would be required to facilitate subdivision.

Parcel Size: 11.6 ha (28.6 ac)
Proposed Lot A: 4 ha (9.8 ac)
Proposed Lot B: 3.5 ha (8.7 ac)
Proposed Lot C: 2 ha (5 ac)
Proposed Lot D: 2 ha (5 ac)

Density: One single family dwelling is permitted per parcel

Interface Fire Hazard Rating: Moderate to high, not within a fire protection area.

BC Assessment: Residential (SFD)

Water / Sewer Services: Onsite existing and proposed

Flood Hazard Rating: The subject property is not identified as being within a flood hazard rating area.

**Agricultural
Capability
Ratings:**

The subject property is Class 5 with limiting factors of stoniness and moisture deficiency. The property is considered improvable to the same class and same limiting factors.

Agrologist Report: None

**Additional
Information:**

- The application states proposed Lot A would be to sell, proposed Lot B would contain the current residence for the owner and proposed Lots C and D would create one parcel for each of the owners daughters.
- The application states that there is no agriculture operation existing on the parcel. The owner has lived on the property for thirty years and the land was not able to sustain one livestock on its own. It also states that the soil is unsuitable for crops. Only topsoil from other areas was suitable for a lawn and garden.

Consultation:

APC Area C: Support not recommended

**Documents
Attached:**

- ALR Boundary Map
- Land Use Map
- Agricultural Capability Map and Key
- Zone Designation Map
- Proposal
- Aerial Photo

**RDEK
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