

This report is submitted to the Board of Directors of the Regional District of East Kootenay in accordance with the procedures identified in Section 465 of the *Local Government Act*.

The public hearing for the Zaugg Exclusion application under Section 29 of the *Agricultural Land Commission Act* to exclude 8.48 ha of land from the Agricultural Land Reserve (ALR) was held on April 30, 2025, at 5:00 pm via Zoom webinar.

The following Regional District representatives attended the public hearing:

Director Rob Gay, Electoral Area C  
Director Stan Doehle, Chair, Electoral Area B  
Karen MacLeod, Planning Supervisor

The notice for the hearing was published in the Kootenay Advertiser on April 17, 2025 and April 24, 2025.

Staff gave an overview of the application prior to the hearing.

Chair Gay convened the hearing at 5:04 pm and Regional District representatives were introduced.

Staff read the legal proceedings for the public hearing as set out by the Guidelines from the Agricultural Land Commission and *Local Government Act* and noted that a report of the hearing would be submitted to the Board of Directors at its May 9, 2025 meeting.

Staff advised that no written submissions were received prior to the public hearing, however the agent for the application advised that the applicant had letters of support that would be provided for inclusion with the public hearing report.

Five members of the public were in attendance at the public hearing. The Chair invited those in attendance to comment on the application:

Tony Zaugg, 143 Wycliffe Park Road (applicant) – confirmed that letters of support will be provided to append to the report.

Chair Gay called three times for any additional speakers, no further comments were received and Chair Gay adjourned the hearing at 5:08 pm.

---

**Chair Rob Gay**  
**Electoral Area C**

---

**Karen MacLeod**  
**Planning Supervisor**

Tony Zaugg  
143 Wycliffe Park Rd  
[REDACTED]

March 8, 2025

Agricultural Land Commission  
133-4940 Canada Way  
Burnaby, BC V5G 4K6

Re: Letter of Support for Anton and Monika Zaugg's ALR Exclusion Application

Dear Agricultural Land Commission,

As a neighboring property owner, I am writing to express my full support for the application submitted by Anton and Monika Zaugg to exclude their property (Lot 8, DL 7929 KD Plan 19808, PID: 017-793-742) from the Agricultural Land Reserve (ALR). The proposed exclusion and subsequent subdivision into two parcels will not negatively impact the surrounding community or agricultural viability in the area.

The property, located within the Rockyview Official Community Plan and designated as Large Holdings, has limited agricultural potential due to its topography and soil classification. The steep division of the land, lack of viable crop production, and reliance on external feed for livestock indicate that the land is better suited for rural residential use. Furthermore, no active agricultural operations exist on the surrounding properties, reinforcing that the area no longer functions as an agricultural hub.

Over the past several decades, multiple ALR exclusion applications have been approved in this region, including a recent 2.25-hectare exclusion on Stanyer Road. The subject property aligns with similar approvals and is located in an area identified for ALR exclusion in the Official Community Plan. Given these factors, it is reasonable and appropriate to allow the Zauggs to subdivide their land, particularly as they seek to create a parcel for their son, Ricky Zaugg, while maintaining the rural residential character of the area.

As a resident in this community, I strongly believe that this exclusion will not disrupt local land use or diminish agricultural productivity. Rather, it will provide responsible and reasonable growth within our community. I urge the Agricultural Land Commission to approve this application.

Sincerely,

Name: Susan Hinde

Address: [REDACTED] (104 Mountview Rd) Cranbrook, BC V1C 4M1

Signature: S Hinde

Date: March 14, 2025

Tony Zaugg  
143 Wycliffe Park Rd  
[REDACTED]

March 8, 2025

Agricultural Land Commission  
133-4940 Canada Way  
Burnaby, BC V5G 4K6

Re: Letter of Support for Anton and Monika Zaugg's ALR Exclusion Application

Dear Agricultural Land Commission,

As a neighboring property owner, I am writing to express my full support for the application submitted by Anton and Monika Zaugg to exclude their property (Lot 8, DL 7929 KD Plan 19808, PID: 017-793-742) from the Agricultural Land Reserve (ALR). The proposed exclusion and subsequent subdivision into two parcels will not negatively impact the surrounding community or agricultural viability in the area.

The property, located within the Rockyview Official Community Plan and designated as Large Holdings, has limited agricultural potential due to its topography and soil classification. The steep division of the land, lack of viable crop production, and reliance on external feed for livestock indicate that the land is better suited for rural residential use. Furthermore, no active agricultural operations exist on the surrounding properties, reinforcing that the area no longer functions as an agricultural hub.

Over the past several decades, multiple ALR exclusion applications have been approved in this region, including a recent 2.25-hectare exclusion on Stanyer Road. The subject property aligns with similar approvals and is located in an area identified for ALR exclusion in the Official Community Plan. Given these factors, it is reasonable and appropriate to allow the Zauggs to subdivide their land, particularly as they seek to create a parcel for their son, Ricky Zaugg, while maintaining the rural residential character of the area.

As a resident in this community, I strongly believe that this exclusion will not disrupt local land use or diminish agricultural productivity. Rather, it will provide responsible and reasonable growth within our community. I urge the Agricultural Land Commission to approve this application.

Sincerely,

Name: Frank Ramus  
Address: 55 MOUNTVIEW RD  
Signature: [Signature]  
Date: March 9, 2025

Tony Zaugg  
143 Wycliffe Park Rd  
[REDACTED]

March 8, 2025

Agricultural Land Commission  
133-4940 Canada Way  
Burnaby, BC V5G 4K6

Re: Letter of Support for Anton and Monika Zaugg's ALR Exclusion Application

Dear Agricultural Land Commission,

As a neighboring property owner, I am writing to express my full support for the application submitted by Anton and Monika Zaugg to exclude their property (Lot 8, DL 7929 KD Plan 19808, PID: 017-793-742) from the Agricultural Land Reserve (ALR). The proposed exclusion and subsequent subdivision into two parcels will not negatively impact the surrounding community or agricultural viability in the area.

The property, located within the Rockyview Official Community Plan and designated as Large Holdings, has limited agricultural potential due to its topography and soil classification. The steep division of the land, lack of viable crop production, and reliance on external feed for livestock indicate that the land is better suited for rural residential use. Furthermore, no active agricultural operations exist on the surrounding properties, reinforcing that the area no longer functions as an agricultural hub.

Over the past several decades, multiple ALR exclusion applications have been approved in this region, including a recent 2.25-hectare exclusion on Stanyer Road. The subject property aligns with similar approvals and is located in an area identified for ALR exclusion in the Official Community Plan. Given these factors, it is reasonable and appropriate to allow the Zauggs to subdivide their land, particularly as they seek to create a parcel for their son, Ricky Zaugg, while maintaining the rural residential character of the area.

As a resident in this community, I strongly believe that this exclusion will not disrupt local land use or diminish agricultural productivity. Rather, it will provide responsible and reasonable growth within our community. I urge the Agricultural Land Commission to approve this application.

Sincerely,

Name: DA MCGICKIVRAY

Address: 101 MOUNTVIEW RD CARBIS V1C 7B7

Signature: [Handwritten Signature]

Date: 03/31/25

Tony Zaugg  
143 Wycliffe Park Rd  
[REDACTED]

March 8, 2025

Agricultural Land Commission  
133-4940 Canada Way  
Burnaby, BC V5G 4K6

Re: Letter of Support for Anton and Monika Zaugg's ALR Exclusion Application

Dear Agricultural Land Commission,

As a neighboring property owner, I am writing to express my full support for the application submitted by Anton and Monika Zaugg to exclude their property (Lot 8, DL 7929 KD Plan 19808, PID: 017-793-742) from the Agricultural Land Reserve (ALR). The proposed exclusion and subsequent subdivision into two parcels will not negatively impact the surrounding community or agricultural viability in the area.

The property, located within the Rockyview Official Community Plan and designated as Large Holdings, has limited agricultural potential due to its topography and soil classification. The steep division of the land, lack of viable crop production, and reliance on external feed for livestock indicate that the land is better suited for rural residential use. Furthermore, no active agricultural operations exist on the surrounding properties, reinforcing that the area no longer functions as an agricultural hub.

Over the past several decades, multiple ALR exclusion applications have been approved in this region, including a recent 2.25-hectare exclusion on Stanyer Road. The subject property aligns with similar approvals and is located in an area identified for ALR exclusion in the Official Community Plan. Given these factors, it is reasonable and appropriate to allow the Zauggs to subdivide their land, particularly as they seek to create a parcel for their son, Ricky Zaugg, while maintaining the rural residential character of the area.

As a resident in this community, I strongly believe that this exclusion will not disrupt local land use or diminish agricultural productivity. Rather, it will provide responsible and reasonable growth within our community. I urge the Agricultural Land Commission to approve this application.

Sincerely,

Name:

Dillon Zaugg

Address:

328 Wycliffe Pl Rd Cranbrook

Signature:

[Signature]

Date:

April 11/25