



Request for Decision ALR Exclusion Application Private Landowner

File No: P 725 303
Reference: -----
Date: March 4, 2025

Subject: ALR Exclusion (Wycliffe Park Road / Zaugg)
Applicant: Anton and Monika Zaugg
Agent: Jean Terpsma
Location: 143 Wycliffe Park Road, northwest of Cranbrook
Legal: Lot 8, District Lot 7929, Plan NEP19808
(PID: 017-793-742)

Proposal: To exclude an 8.48 ha property from the ALR.

- Options:**
1. THAT the Private Landowner ALR Exclusion application request by Anton and Monika Zaugg for their property located at 143 Wycliffe Park Road northwest of Cranbrook, as identified in the March 4, 2025 staff report, proceed to a public hearing to gather the views of the public on the proposed exclusion application.
 2. THAT the Private Landowner ALR Exclusion application request by Anton and Monika Zaugg for their property located at 143 Wycliffe Park Road northwest of Cranbrook, not proceed.

Recommendation: Option 1

The proposed exclusion is consistent with the requirements of the Private Landowner ALR Exclusion Application Policy as the parcel is supported for exclusion within the Rockyview Official Community and the applicant has previously made application for subdivision within the ALR.

Property Information: **OCP Designation:** LH, Large Holdings which supports rural residential development and rural resource land uses in the range of 2.0 to 8.0 ha.

OCP Policies:

- Land in the ALR is generally designated and supported for agricultural use.
- Based on current land use and parcelization, ALR lands indicated on Schedule C are supported for a block exclusion from the ALR.
- Applications for subdivision, non-farm use 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.

Zone Designation: RR-4, Rural Residential (Hobby Farm) Zone. Permitted uses include single family dwelling, duplex and farm operation.

ALR Boundary Review: None

**Property
Information –
cont'd:**

Previous ALR Applications: A 2023 ALR subdivision application requesting permission to subdivide a 4 ha lot for the owner's son was supported by the RDEK Board of Directors and refused by the ALC.

In its decision letter the ALC cited that rural subdivision and additional home construction rarely results in additional farming activity and that larger parcels offer a wider range of agricultural activities and provide space for agriculturally related infrastructure.

(Application: #67601 / ALC Resolution #71/2004).

Farm Classification: No

Parcel Size: 8.48 ha (20.95 ac)

**Professional
Reports:**

None

**Agricultural
Capability
Ratings:**

The property is considered Class 5 with limiting subclasses of topography and cumulative minor adverse characteristics. The land is considered improvable to Class 4 with limiting subclasses topography and stoniness.

**Additional
Information:**

- The property is identified on OCP Schedule C as supported for exclusion from the ALR.

Current agricultural use & improvements:

- The application states that agricultural improvements on the property include perimeter and interior cross fencing, a barn and accessory sheds for the horses and hay storage, and a chicken coop.

Current non-agricultural uses & improvements:

- Non-agricultural use is rural residential use only.
- The applicants have five horses that they use for recreation. The land does not sustain grazing, and the horses are fed hay all year long. No other livestock are kept on the property and there is no crop production.

Applicant's Rationale for Exclusion Request:

- Historically, the property had farm classification with BC Assessment because the owners had a flock of laying hens for the sale of eggs however the owners have not kept up the necessary paperwork with BC Assessment and farm status has lapsed. The application states that the size of the flock was not large enough to provide a viable source of income and no other agricultural operation exists on site.

Consultation:

APC Area C: Support recommended

**Documents
Attached:**

- Location Map
- ALR Boundaries Map
- Agricultural Capability Map and Key
- Land Use Map

Documents

Attached – cont'd:

- Aerial Photo
- OCP Policies and Schedule C Excerpt
- Zone Designation Map
- Letter from Applicant
- Photos Provided by Applicant
- Sketch of Property Features and Previous Proposed Subdivision

RDEK

Contact:

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