

Request for Decision ALR Non-Farm Use Application

File No: P 725 555
Reference: 101815
Date: June 19, 2025

Subject: ALR Non-Farm Use (Windermere East / Halverson)
Applicant: Myla Halverson
Agent: Kris Nickerson, RDEK
Location: Windermere Loop Road, Windermere East
Legal: Lot 2 District Lot 4596 Kootenay District Plan EPP112076
(PID: 017-406-935)

Proposal: To permit the existing potable water reservoir and proposed expansion project.

Options:

1. THAT the Agricultural Land Commission be advised the RDEK supports the Halverson ALR Non-Farm Use application for property located on Windermere Loop Road in Windermere East.
2. THAT the Agricultural Land Commission be advised that the RDEK recommends that the Halverson ALR Non-Farm Use application for property located on Windermere Road in Windermere East be refused.

Recommendation: Option 1

The proposed works are necessary for the RDEK to continue providing adequate water services and to support the growth projected for the community of Windermere. The expansion project would provide numerous benefits to the community.

**Property
Information:**

OCP Designation: Multiple -SH, Small Holdings which supports low density residential development with minimum parcel sizes in the range of 0.2 ha to 2.0 ha; and RR, Rural Resource which supports agricultural, 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, green space and recreation.

OCP Objectives and Policies:

- Ensure high standards for water distribution and sewage disposal are continued.
- Land in the ALR is generally designated and supported for agricultural use.
- ALR applications for non-farm use, subdivision or exclusion should identify opportunities to improve the agricultural capability and provide a net benefit to agriculture for the lands that remain within the ALR.

**Property
Information –
cont'd:**

- There are situations where community or regional development objectives may require a non-farm use of ALR lands. These applications will be considered on a case by case basis.

Zoning Designation: Multiple – SH-3, Small Holdings Rural Zone, which has a minimum parcel area requirement of 2.0 ha; and A-2, Rural Residential (Country) Zone, which has a minimum parcel area requirement of 8 ha.

The area under application has a zone designation of SH-3.

Parcel Size: 11.8 ha (29 ac)

Interface Fire Hazard Rating: Low to high, within the Windermere Fire Protection Area

BC Assessment: Residential (Vacant)

Water / Sewer Services: Within the RDEK East Side Lake Windermere Community Water System service area.

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

**Professional
Reports:**

None

**Agricultural
Capability Rating:**

The majority of the subject property, and the location of the proposed works, is 60% Class 6 and 40% Class 5, both with a limiting factors of stoniness and topography. This area is not considered improvable.

The remainder of the parcel, the southernmost part, is 60% Class 5 with limiting factors of low fertility and topography and 40% Class 4 with a limiting factor of low fertility. This is considered improvable to Class 3 with a limiting factor of topography.

**Additional
Information:**

- The RDEK currently has a potable water storage reservoir (962 m³ partially buried concrete, constructed in 2009) on the parcel. The reservoir was constructed and operated by PARR Utilities Ltd prior to RDEK assuming ownership of the system in 2018. The reservoir provides potable water storage for a portion of the East Side Water System (ESWS).
- The 2022 East Side Water System Master Plan determined that the existing reservoir is inadequate to provide current and projected demands as well as fire protection storage needs. To address this issue, the RDEK is proceeding with steps to expand the reservoir. The projected capacity of the new reservoir is 1800 m³ which will satisfy current and future growth of the system.
- The proposed expansion of the reservoir is essential for ensuring adequate water supply, improving infrastructure, and supporting sustainable growth. This project will help secure water resources for the future, enhance disaster resilience, and encourage economic

development while also ensuring that water quality is maintained and operational costs are minimized.

Consultation: **APC Area F:** Support recommended

Documents Attached:

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

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