

Request for Decision ALR Exclusion Application

File No: P 720 204
Reference: 60253
Date: March 20, 2020

Subject: ALR Exclusion – Kragmont / Williamson
Applicant: Janet and Jason Williamson
Agent: Janet Williamson
Location: 1665 Conroy Road North, Kragmont
Legal: Lot 2, District Lot 132, Kootenay District, Plan 7974

Proposal: To exclude their property from the ALR.

Options:

1. THAT the Agricultural Land Commission be advised the RDEK supports the Williamson ALR exclusion application for their property at 1665 Conroy Road North in Kragmont.
2. THAT the Williamson ALR exclusion application for their property at 1665 Conroy Road North in Kragmont, be refused.

Recommendation: **Option # 1**
Schedule C of the OCP identifies the subject property as having potential for ALR exclusion, as does the boundary review completed by the ALC in 2015.

Property Information: **OCP Land Use Designation:** SH, Small Holdings which supports low density residential development with minimum parcel sizes in the range of 0.2 ha to 2.0 ha.

OCP Objectives and Policies:

- Land in the ALR is generally designated and supported for agricultural use.
- To reduce the potential for negative impacts on agriculture and resource based activities, ALR subdivision and exclusion outside of the areas identified on Schedule C are generally not supported.

Zoning Designation: RS-4, Residential (Acreage) Zone which has a minimum parcel area requirement of 0.4 ha.

Parcel Size: 0.47 ha (1.17 ac)

Density: One Single Family Dwelling

Interface Fire Hazard Rating: Ranging from moderate to high, within the Baynes Lake Fire Protection Service area.

BC Assessment: Residential (SFD)

Water / Sewer Services: Onsite

Property Information - cont'd:	Flood Hazard Rating: The subject property is not identified as being within a flood hazard rating area.
Agricultural Capability Ratings:	The Canada Land Inventory (CLI) Agricultural Capability Maps indicate that the western portion of the property is considered 60% Class 4 with limiting factors of excess water and topography and 40% Class 5 with a limiting factor of excess water. The 60% Class 4 portion is considered improvable to Class 3 with the same limiting factors. The eastern portion of the property is considered 70% Class 6 and 30% Class 7, both with a limiting factor of topography. It is not considered improvable.
Agrologist Report:	Not required
Additional Information:	<ul style="list-style-type: none">▪ The application states that the owners would like to rebuild the existing cabin on the property and would like to be removed from the ALR to have more flexibility as the 500 m2 total floor area of a dwelling in the ALR may potentially be a problem for new construction of the home and garage.▪ The application states that in 2015 the ALC completed a boundary review in the area. The ALC review supported exclusion of the subject property and surrounding area from the ALR. The previous owners opted to stay within the ALR at that time, but the current owners disagree with their decision and feel the property should be excluded.▪ The application states that the majority of the subject land is a steep coulee and the remaining flat portion of the property is either paved or landscaped.
Consultation:	APC Area B: The Electoral Area B APC meeting has been cancelled for the month of March.
Documents Attached:	<ul style="list-style-type: none">▪ Location Map▪ Land Use Map▪ ALR Boundary Map▪ Part of Schedule C – Baynes Lake OCP▪ Agricultural Capability Map and Key▪ Aerial photos provided by applicant
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