



BOARD REPORT

TO: Chair and Directors

File No: LC2556C
PL20180091

SUBJECT: Electoral Area C: Agricultural Land Commission (ALC) Application
Section 20(3) – Non-Farm Use in the Agricultural Land Reserve (ALR)
LC2556 (Schaafsma)

DESCRIPTION: Report from Dan Passmore, Senior Planner, dated June 20, 2018.
1738 White Lake Road, Carlin.

RECOMMENDATION: THAT: Application No. LC2556C, Section 20(3) Non-Farm use in the ALR, for Part of the SW 1/4, Section 34, Township 21, Range 10, West of the 6th Meridian, Kamloops Division, Yale District, Except, Plans B3299, 5599, 9944, 13675, 14816, KAP53820, H716 and KAP74063 be forwarded to the Provincial Agricultural Land Commission recommending approval, on this 19th day of July, 2018.

SHORT SUMMARY:

The owner is proposing to use a 1.2 ha. portion in roughly the northeast corner of the subject property to re-instate a previously approved and operating log home construction business, that was discontinued in 2013.

VOTING:	Unweighted Corporate	<input checked="" type="checkbox"/>	LGA Part 14 (Unweighted)	<input type="checkbox"/>	Weighted Corporate	<input type="checkbox"/>	Stakeholder (Weighted)	<input type="checkbox"/>
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BACKGROUND:

REGISTERED OWNER(S):
Trevor Schaafsma

APPLICANT:
Regency Consultants Ltd. (Mr. Bob Holtby)

ELECTORAL AREA:
C

LEGAL DESCRIPTION:
Part of the SW 1/4, Section 34, Township 21, Range 10, West of the 6th Meridian, Kamloops Division, Yale District, Except, Plans B3299, 5599, 9944, 13675, 14816, KAP53820, H716 and KAP74063

PID:
014-072-947

SURROUNDING LAND USE PATTERN:
North = Agricultural/Treed

South = Rural residential/agriculture
East = Densely treed, vacant
West = Trans-Canada Highway/Agricultural

PARCEL SIZE:
56.6 ha (139.85 ac)

CURRENT USE:
Agriculture

PROPOSED USE:
Agriculture w/ 1.2 ha Industrial (log home building) use

DESIGNATION:
Electoral Area 'C' Official Community Plan
AG – Agriculture

ZONING:
N/A (No Zoning)

AGRICULTURAL LAND RESERVE:
100%
See "Maps_Plans_Photos_LC2577C.pdf" attached.

SOIL CAPABILITY:
See "Maps_Plans_Photos_LC2577C.pdf" attached.
Canada Land Inventory mapping indicates that the subject property is divided into five different soil capability ratings. The soils in the area where the non-farm use is proposed are Class 5 with, stoniness as the major limiting factor, and topography as a minor limiting factor. The soils are not improveable with respect to the class, or limiting factors.

HISTORY:

There have been a number of applications in the area:

- #1033 (1975) refused a subdivision application.
- #1159 (1975) refused a subdivision application.
- #1388 (1977) allowed non-farm use for a lumber sales yard.
- #1477 (1978) allowed a subdivision of a 4.5 ha lot provided this lot was consolidated with the neighbouring parcel.
- #1503 (1978) allowed a 2 lot subdivision.
- #1561 (1979) allowed non-farm use to store and sell peat moss, but did not permit extraction from the site.
- #2051 (1989) allowed non-farm use for a secondary dwelling unit.
- #2134 (1992) refused a 1 lot + rem subdivision.
- #2136 (1992) refused exclusion, but allowed subdivision into 2 parcels.
- #2149 (1993) refused subdivision of 1 lot + remainder.
- #2233 (2008) allowed a 5 year extension to a non-farm use to build log homes on 1.7 ha of the property.
- #2318 (2005) applicant withdrew an application for subdivision.

- #2372 (2008) allowed a non-farm use to build a 40' x 60' building to store building materials.

SITE COMMENTS:

The subject parcel is currently used to produce forage crops, presumably for neighbouring dairy farms. A small area in the northeast corner of the property was approved for a non-farm use by ALC Resolution #689/2008 for a log home building business for 1.7 ha for a 5 year period which lapsed in 2013. The current owner advises that the previous owner of the property discontinued this use when the period lapsed because of ill health.

The area where the log homes will be manufactured will stay the same as it was previously. The machinery and facilities have laid dormant where they were abandoned in 2013. It is noted that although the applicant has only indicated an area of 1.2 ha, the orthophotos indicate that log-storage areas for the business have expanded well beyond that area.

The proposed log home building area is accessed from White Lake Road by a long driveway along the north boundary of the subject property, on the agricultural area.

POLICY:**Electoral Area 'C' Official Community Plan Bylaw No. 725***Section 3.10 Agriculture (AG)**3.10.1 Policies*

.1 The lands designated as Agriculture (AG) are shown on Schedules B and C. In general these are lands with half or more of their area lying within the Provincially designated Agricultural Land Reserve at the time of writing of this Plan. Land lying within the Agricultural Land Reserve is identified on Schedule E – ALR Map. Agriculture is the primary and dominant land use, with a full range of crop and livestock production activities permissible, as well as homes, buildings and structures associated with agricultural operations.

.2 The minimum parcel size of land for subdivision within the Agricultural land use designation is 60 hectares (148 acres).

.3 New subdivision is discouraged within the Agriculture designation, other than subdivision along ALR boundaries or subdivision or parcel consolidations demonstrated not to have an intrusive or conflicting impact on the surrounding agricultural community.

.4 The Agriculture land use designation encompasses agricultural uses, and uses accessory to agriculture. Subject to the guidelines of the Agricultural Land Commission and the zoning bylaw the following uses are appropriate in lands designated Agriculture: agri-tourism operations and agri-accommodation, and uses which will not affect the long-term agricultural capability of the land.

FINANCIAL:

There are no financial implications to the CSRD with this application.

KEY ISSUES/CONCEPTS:

The applicant has provided an Agrologist report to support the non-farm use application. See attached report "Agrologist_report_2018-05-31_LC2556C.pdf", entitled "An Opinion on a Re-application for a

Non-Farm Use Permit on ALR Land", and dated May 31, 2018, was prepared by Mr. Bob Holtby, MSc., P.Ag., of Regency Consultants Ltd. The report indicates that the log home manufacturing business will be operated by Surelog Homes Ltd., and the principal operator was a Mr. Terry Hall. Mr. Holtby, provided an opinion to this operator in 2008, when the ALC previously approved the non-farm use.

The report indicates that the site for the manufacturing business is a former depleted gravel pit site. The applicant has also supplied a letter of Opinion attached as "Agrologist_Letter_2018-03-4_LC2556C.pdf". Finally, the applicant has provided the original opinion to the ALC attached as "Agrologist_report_2007-01-5_LC2556C.pdf".

The AG – Agriculture designation policies in Electoral Area C Official Community Plan (OCP) Bylaw No. 725 do not support what amounts to an industrial use of land which is within the ALR. However, the property has been used for this purpose before the OCP Bylaw was adopted in 2014. This use was also terminated prior to the adoption of the OCP Bylaw.

The applicant has provided no information regarding the log-building operation and what on-site services are necessary for the operation.

Development Services staff have reviewed the area previously used for the manufacturing business and it appears to take up some 8.5 ha in the northeast corner of the property, although this may simply be the extent of the former gravel extraction operation.

SUMMARY:

Development Services staff is recommending that the Board send a recommendation of approval for the proposed non-farm use on the subject parcel to the ALC for the following reasons:

- The non-farm use was previously approved by the ALC;
- The proposed use as located and described by the applicant do not appear to negatively impact the existing agricultural operation on the parcel or the adjacent parcel to the north that is also in the ALR;
- The agricultural capability of the area of the property proposed for the non-farm use is in an area that has been a gravel pit, and therefore soils have been compromised;
- The majority of the land is currently used for agricultural purposes; and,
- The existing buildings are being utilized within the ALR portion of the property and no new buildings are proposed in the ALR for non-farm use activities.

Staff also recommends that the Board may consider including a recommendation to the ALC to require further information and documentation for water (quantity and quality) and septic servicing to ensure the existing and proposed activities on the subject property meet health standards for the log home manufacturing business being conducted on the subject parcel.

IMPLEMENTATION:

If the ALC approves this application, the operator will re-establish the manufacturing operation.

COMMUNICATIONS:

The application was referred to the Electoral Area C Advisory Planning Commission (APC). The APC resolved to support the application.

The recommendation of the Board will be forwarded to the ALC for consideration during its review of this application.

DESIRED OUTCOMES:

Endorse staff recommendation.

BOARD'S OPTIONS:

1. *Endorse the Recommendation.*
2. *Deny the Recommendation.*
3. *Defer.*
4. *Any other action deemed appropriate by the Board.*

LIST NAME OF REPORT(S) / DOCUMENT(S) AVAILABLE FROM STAFF:

1. Electoral Area C Official Community Plan Bylaw No. 725.
2. File #LC2233 (previous approval of manufacturing business)

Report Approval Details

Document Title:	2018-07-19_Board_DS_LC2556C_Schaafsma.docx
Attachments:	<ul style="list-style-type: none">- Agrologist_Letter_2018-03-4_LC2556C.pdf- Agrologist_report_2007-01-5_LC2556C.pdf- Agrologist_report_2018-05-31_LC2556C.pdf- Maps_Plans_Photos_LC2556C.pdf
Final Approval Date:	Jul 9, 2018

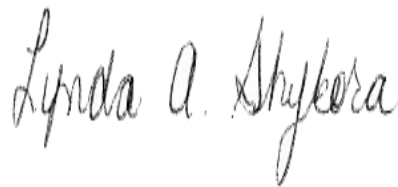
This report and all of its attachments were approved and signed as outlined below:



Corey Paiement - Jul 5, 2018 - 9:19 AM



Gerald Christie - Jul 6, 2018 - 8:07 AM



Lynda Shykora - Jul 9, 2018 - 2:36 PM



Charles Hamilton - Jul 9, 2018 - 4:00 PM