



BOARD REPORT

TO: Chair and Directors

File No: LC2558F
PL20180118

SUBJECT: Electoral Area F: Agricultural Land Commission (ALC) Application Section 20(3) – Non-Farm Use LC2558F (B.V.R. Contractors Ltd.)

DESCRIPTION: Report from Candice Benner, Development Services Assistant, dated September 28, 2018.
5159 Line 17 Road, Celista

RECOMMENDATION: THAT:
Application No. LC2558F, Section 20(3) Non-Farm Use in the ALR, for The South ½ of the North East ¼ of Section 17, Township 23, Range 10, W6M KDYD, Except Plan 37613 be forwarded to the Provincial Agricultural Land Commission recommending approval this 18th day of October, 2018.

SHORT SUMMARY:

The subject property is located at 5159 Line 17 Road in Celista of Electoral Area F. The Celista Volunteer Fire Hall is a neighbouring property located to the south east at 5271 Line 17 Road. This application for non-farm use is so that the Celista Volunteer Fire Department (CVFD) may use a small portion (0.2 ha) of the subject property’s land abutting the Fire Hall property for fire training purposes.

VOTING: Unweighted Corporate LGA Part 14 (Unweighted) Weighted Corporate Stakeholder (Weighted)

BACKGROUND:

REGISTERED OWNER(S):
B.V.R Contractors Ltd., Inc.No.62302

AGENT:
Sean Coubrough, Fire Services Coordinator, CSR

ELECTORAL AREA:
F

CIVIC ADDRESS:
5159 Line 17 Road, Celista

LEGAL DESCRIPTION:
The South ½ of the North East ¼ of Section 17, Township 23, Range 10, W6M KDYD, Except Plan 37613

PID:

005-861-403

SIZE OF PROPERTY:

24.879 ha

OCP:

Electoral Area F Official Community Plan Bylaw No. 830

AG-Agriculture

ZONE:

N/A

CURRENT USE:

Single family dwelling, hay, beef cattle

PROPOSED USE:

Continue current uses, approximately 0.2 ha (± 30 m of frontage along Line 17 Road by ± 66 m) to be used for fire training purposes by the CVFD.

AGRICULTURAL LAND RESERVE:

100%

FARM STATUS:

Yes

SURROUNDING LAND USE PATTERN:

North = Agriculture/Farm, forested

South = residential

East = CVFD, residential, forested

West = Agriculture/Farm

SITE COMMENTS:

The subject property has a single family dwelling and a few outbuildings to support their agricultural operation. The property is a mix of open pasture, hay fields and dense forest. The owners produce approximately 100 bales of hay per year and operate a small beef cattle farm.

The CVFH is tucked into the southeast corner of the subject property; the one building on the property is the fire hall with a large parking area. The area on the subject property that is proposed for training is directly west of the CVFH and is a mix of open area and trees.

Surrounding properties are a mix of larger lot residential and agriculture with some densely treed vacant properties nearby.

SOIL CAPABILITY:

See "Maps_Plans_LC2558F.pdf" attached.

The eastern half of the property and the area proposed to be used for fire training purposes, has Class 6 soils with topography and stoniness as limiting factors; soils cannot be improved.

The western half of the property is 60% Class 4 soils and 40% Class 5 soils with topography and stoniness as limiting factors, these soils can be improved to a mix of Class 3, 4, and 5 soils with topography and stoniness as limiting factors.

HISTORY:

See "Maps_Plans_LC2558F.pdf" attached.

Historical ALC files have only been researched and labelled for the subject property and adjacent parcels.

Subject property:

1995: (1986) subject property, subdivision approved to create a parcel for the Celista Volunteer Fire Hall

Adjacent properties:

LC2229F: (1998) 2 lot subdivision approved

LC2293: (2003) non-farm use approved for 5 year term for a log building business

POLICY:

Electoral Area 'F' Official Community Plan Bylaw No. 830

Section 4 A Healthy and Safe Community

The health and safety of residents of the North Shuswap is of primary importance. Public health and safety issues include fire suppression, building safety, policing, and health services. Providing these services to a dispersed population presents extra challenges in planning and delivery.

4.1 Fire Suppression

Objective 1

To ensure adequate levels of fire suppression to the North Shuswap community.

Policy 4

The Regional District: 1. Encourages adequate levels of fire suppression to be provided throughout the North Shuswap. As growth occurs, fire suppression services must be expanded to serve the increasing population.

Section 11.3 Agriculture (AG)

3.10.1 Policies and Objectives

Objective 1

To support the long term viability of the agricultural industry in the North Shuswap and to ensure valuable agricultural lands are preserved for agricultural purposes and protected from inappropriate fragmentation through subdivision.

Policy 1

The lands designated as Agriculture are shown on Schedules B & C. 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. Lands within the Provincially-

designated Agricultural Land Reserve (ALR) at the time of writing of the Plan are shown on Schedule D.

CSRD Fire Services Standard Operating Guidelines

OG 3.0 Training Standards – Requirements

Purpose: To establish training standards for fire department members to enable them to perform their duties safely and effectively.

Scope: All fire department members. **GUIDELINE:** The fire department will train all fire department members on a regular basis to applicable Provincial standards.

FINANCIAL:

The CSRD has paid for the ALC fee for this application.

If this ALC non-farm use application is approved by the ALC, the CSRD will enter into an easement agreement with the subject property owners; the CSRD has agreed to pay a one-time fee of \$10,000 for use of the land in perpetuity.

The CSRD will also be paying for the cost of fencing the perimeter of the identified area to delineate separation from the subject property and the training area.

KEY ISSUES/CONCEPTS:

The land on which the CVFD operates is 0.405 ha in size and has limited space for proper training and development for their fire fighters especially for the maneuvering of equipment and setting up emergency simulations required for practical training experience. The subject property owners have offered 0.2 ha (approximately 30 m of road frontage) of their land to the Fire Department so they may have more space to conduct training exercises.

The training grounds will be used to train firefighters to the standards set by the province in the BC Fire Service Minimum Training Standards Playbook. All of the Electoral Area F fire departments will be using the new site for training as there is currently no designated firefighter training area in Electoral Area F. CSRD Policy W-12 Fire Department Level of Service states that all CSRD fire departments will strive to meet the Interior Operations Firefighter Level, and this training area will be used to help all Electoral Area F fire departments to reach that training standard.

There are three Electoral Area F fire departments; the Scotch Creek/Lee Creek and Anglemont fire departments are located in and surrounded by higher density residential areas. The CVFD is located in a relatively remote location with the nearest accessory building located approximately 75 m and nearest dwelling at least 110 m from the training area. The proposed training area abutting the CVFD property allows the fire departments to properly and safely train their firefighters while being in close proximity to the CVFD fire hall.

The agent has indicated that minor changes will be made to the 0.2 ha area on the subject property to facilitate training; it will be outfitted with training props in order to simulate car fires and structure fires; these are simulations and so props such as the cars used are the bodies only, with no interior or engines, and they are filled with wood pallets. As such, simulations would have a similar impact as wood and slash burn piles and there should be no permanent alteration of soil on the subject property. If this land

is no longer needed for training, the area can be returned to the property owners for their use, including agricultural activities.

The CSRD will install fencing around the perimeter of the training area in order to provide separation and barrier from the remainder land on the subject property. The fencing will match what already exists on the subject property which is barbed wire with posts. The subject property is naturally treed west and north of the proposed the fire training area that may act as a buffer between the agricultural operation and fire training area.

SUMMARY:

Development Services staff is recommending that the Board send a recommendation of approval to the ALC for the following reasons:

- The 0.2 ha portion of land proposed to be used for fire training will not be altered permanently and could be returned to the owners for agricultural practice if no longer needed by the fire department;
- The area proposed to be used for training should not negatively impact the agricultural capability of the remainder of the subject property nor the surrounding neighbouring agricultural properties;
- This land has been identified as the most practical and suitable training area for the Electoral Area F fire departments to complete their simulation training; and,
- The proposed use of the 0.2 ha of land will help the CVFD and other Electoral Area F fire departments to properly and safely train their fire fighters in firefighting operations.

IMPLEMENTATION:

If the ALC approves this application, the CVFH and the other Electoral Area F fire departments will be able to commence their additional live fire training activities on the subject property.

COMMUNICATIONS:

Staff will send the full application package, including both Staff and Board recommendations, to the ALC for their review and decision.

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:

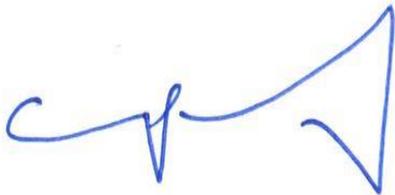
1. Electoral Area F Official Community Plan Bylaw No. 830

2. CSRD Standard Operating Guidelines

Report Approval Details

Document Title:	2018-10-18_Board_DS_LC2558F_BVR_Contractors_Ltd.docx
Attachments:	- Maps_Plans_Photos_LC2558F.pdf
Final Approval Date:	Oct 10, 2018

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



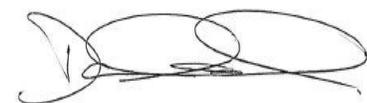
Corey Paiement - Oct 4, 2018 - 9:46 AM



Gerald Christie - Oct 4, 2018 - 1:43 PM



Jodi Pierce - Oct 4, 2018 - 3:02 PM



Darcy Mooney - Oct 4, 2018 - 4:08 PM

Lynda A. Shykora

Lynda Shykora - Oct 4, 2018 - 4:19 PM

No Signature - Task assigned to Charles Hamilton was completed by assistant Lynda Shykora

Charles Hamilton - Oct 10, 2018 - 12:34 PM