



BOARD REPORT

TO: Chair and Directors

File No: LC2531

SUBJECT: Agricultural Land Commission (ALC) Application 2531

DESCRIPTION: Report from Jennifer Sham, Planner, dated March 28, 2017. Agricultural Land Commission Application (ALC), Section 20(3) Non-Farm Use within the Agricultural Land Reserve (ALR) for a second dwelling for farm help.

RECOMMENDATION: THAT:
Application No. LC2531D, Section 20(3) Non-Farm Use, for the Northeast ¼ Section 19 Township 17 Range 11 W6M KDYD Except Plans A322 and KAP65292, be forwarded to the Provincial Agricultural Land Commission recommending approval on this 20 day of April, 2017.

APPROVED for Board Consideration: _____
Meeting Date: April 20, 2017 *Charles Hamilton, CAO*

SHORT SUMMARY:

The property is located in the Cedar Hill area in Electoral Area 'D' at 4885 Highway 97. The proposal is to "reactivate" the second single family dwelling on the property for farm help. The owners have indicated that they have a cow/calf operation and hay sales – they keep approximately 18 cows on the property and 20 ha of hay crop.

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

FINANCIAL:

No financial implications to the CSRD. As per the CSRD Bylaw Enforcement policy A-69, should the use of the second dwelling be approved by the ALC and the use of the second dwelling no longer be used for farm help, the complainant will be directed to contact the ALC's Compliance and Enforcement Officers.

KEY ISSUES/CONCEPTS:

Although Bylaw No. 2500 permits 2 single family dwellings per parcel in the R Rural zone, that portion of the property that is in the ALR is subject to the ALC Act and Regulations. A second dwelling for farm help requires an application to the ALC for non-farm use.

A consideration for a second dwelling for farm help is if the farm operation activities are enough to warrant the need for an additional resident(s) to live on the property to provide assistance to the resident(s) living in the primary residence.

IMPLEMENTATION:

If the ALC allows this non-farm use, the old farm house will be used as a single family dwelling by a resident(s) who will be providing work assistance for the farm operation.

COMMUNICATIONS:

This application was referred to the Advisory Planning Commission D who recommended approval.

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

DESIRED OUTCOMES:

That the Board 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. Salmon Valley Land Use Bylaw No. 2500