

# BOARD REPORT

**TO:** Chair and Directors

<b>File No:</b> LC2590C PL20220000071
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**SUBJECT:** Electoral Area C: Agricultural Land Commission (ALC) Application Section 20.3(5) – Non-Adhering Residential Use - Additional Residence for Farm Use LC2590C

**DESCRIPTION:** Report from Jan Thingsted, Planner III, dated June 30, 2022. 935 Platt Road, Tappen.

**RECOMMENDATION:** THAT: Application No. LC2590C Section 20.1(2) – Non-Adhering Residential Use, for Block H of Sections 13 and 14 Township 21 Range 11 West of the 6th Meridian Kamloops Division Yale District, be forwarded to the Provincial Agricultural Land Commission recommending approval this 21<sup>st</sup> day of July, 2022.

### SHORT SUMMARY:

The subject property is located at 935 Platt Road in Tappen of Electoral Area C and is subject to Electoral Area C Official Community Plan Bylaw No. 725. PRT Growing Services Ltd. currently operates a forestry seedling nursery on the subject property and is proposing to add three temporary farm worker housing units to help the company meet its production and harvesting requirements.

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<b>VOTING:</b>	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:

**ELECTORAL AREA:**  
C

**LEGAL DESCRIPTION:**  
Block H of Sections 13 and 14 Township 21 Range 11 West of the 6<sup>th</sup> Meridian Kamloops Division Yale District

**PID:**  
025-503-090

**CIVIC ADDRESS:**  
935 Platt Road, Tappen

**SURROUNDING LAND USE PATTERN:**  
North = Agriculture (Crown - forested)  
South = Agriculture (Crown - forested)  
East = Agriculture (Crown - forested)  
West = Agriculture (livestock farm)

**CURRENT USE:**

Commercial tree seedling nursery

**PROPOSED USE:**

Commercial tree seedling nursery - addition of three temporary farm worker housing units

**PARCEL SIZE:**

44.36 ha

**DESIGNATION:**

Electoral Area C Official Community Plan Bylaw No. 725

AG – Agriculture

**ZONING:**

N/A

**AGRICULTURAL LAND RESERVE:**

95%

**SOIL CAPABILITY:**

The soils are Class 4, limited by soil moisture deficiency, and not are not indicated to be improvable.

Land in Class 4 has limitations which make it suitable for only a few crops, or the yield for a wide range of crops is low, or the risk of crop failure is high, or soil conditions are such that special development and management practises are required. The limitations may seriously affect one or more of the following practises: timing and ease of tillage, planting and harvesting, and methods of soil conservation.

**SITE COMMENTS:**

95% of the subject property is in the Agricultural Land Reserve (ALR), most of which is used for the tree seedling nursery. Approximately 15% of the subject property on the east side is sloped and naturally forested. See "LC2590C\_Maps\_Plans.pdf" attached.

**BYLAW ENFORCEMENT:**

No

**POLICY:**

See:

- "LC2590C\_Excerpts\_BL725.pdf" attached
- [Electoral Area C Official Community Plan Bylaw No. 725](#)

Agricultural Land Commission (ALC) Policy L-26 – [Non-Adhering Residential Uses Policy](#)

**FINANCIAL:**

There are no financial implications associated with this application.

**KEY ISSUES/CONCEPTS:**

Proposal:

PRT Growing Services Ltd. currently manages 45 greenhouses and grows approximately 20 million forestry seedlings annually on the subject property. The company wishes to expand its annual production by 3 million seedlings to meet industry demand but is challenged in finding sufficient local housing to support its seasonal workforce. To accommodate this housing demand, PRT Growing Services Ltd. is proposing an 18-person work camp housed within three temporary housing units with a total floor area of 266 m<sup>2</sup>. The proposed housing units would be transportable and situated within the boundary of the existing nursery compound to avoid any impact on productive agricultural lands on the subject property.

The housing units are proposed to be serviced by the existing water system and a new septic disposal system. See: 'LC2590C\_Application\_Redacted.pdf' attached.

Zoning:

A CSRD Zoning Bylaw does not apply to the subject property.

Official Community Plan:

The subject property is designated 'AG – Agriculture' in Electoral Area C Official Community Plan Bylaw No. 725. Bylaw No. 725 supports both agriculture and forestry as foundations of the South Shuswap economy.

Policy 3.1.2.4 discourages new residential development outside the Village Centre and Secondary Settlement Areas unless it is co-located with an agricultural use.

The subject property is within the Hazardous Lands Development Permit Area (Steep Slope) and may require a Development Permit prior to construction. See "LC2590C\_Excerpts\_BL725.pdf" attached.

Building Permit:

The subject property is located within the CSRD's Building Inspection service area. The CSRD's Building Department has reviewed the proposal and notes that building permits will be required prior to construction of the temporary farm worker housing units.

Agricultural Land Commission Regulations:

The subject property lies mostly within the Agriculture Land Reserve (ALR) and is therefore subject to the Agricultural Land Commission Act. When considering applications for temporary farm worker housing, the ALC prefers that the housing be portable. See: Agricultural Land Commission (ALC) Policy L-26 – [Non-Adhering Residential Uses Policy](#).

Analysis:

Staff believe the proposed temporary farm worker housing units are an appropriate use for the subject property as they will strengthen the agricultural viability of the current nursery operation. The location and density of the temporary housing units are not anticipated to have any negative impact on the subject property or surrounding properties.

The [2020 Housing Needs Report for Electoral Areas C & E](#) highlights that rental housing in Electoral Area C is in short supply and expensive. On-site worker housing will address the applicant's need to provide local accommodation and will remove any competition for existing rental housing in the community.

**SUMMARY:**

Staff are recommending that the application be forwarded to the Provincial Agricultural Land Commission recommending approval for the following reasons:

- The temporary farm worker housing units are proposed in the existing nursery area and are not expected to negatively impact the agricultural land; and
- Electoral Area C Official Community Plan Bylaw No. 725 supports both agriculture and forestry as foundations of the South Shuswap economy.

**IMPLEMENTATION:**

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 the staff recommendation.

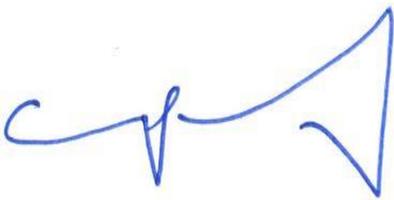
**BOARD'S OPTIONS:**

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

**Report Approval Details**

Document Title:	2022-07-21_Board_DS_LC2590C.docx
Attachments:	- LC2590C_Application_Redacted.pdf - LC2590C_BL725_Excerpts.pdf - LC2590C_Maps_Plans_Photos.pdf
Final Approval Date:	Jul 12, 2022

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



Corey Paiement



Gerald Christie



Jennifer Sham



Jodi Pierce