



BOARD REPORT

TO: Chair and Directors

File No: LC2592C
PL20220000095

SUBJECT: Electoral Area C: Agricultural Land Commission (ALC) Application
Section 20(2) Non-Farm Use LC2592C

DESCRIPTION: Report from Christine LeFloch, Planner III, July 5, 2022.
2501 Greer Road, Blind Bay

RECOMMENDATION: THAT: Application No. LC2592C Section 20(2) - Non-Farm Use, for Lot 2, Section 7, Township 22, Range 10, West of the 6th Meridian, Kamloops Division Yale District, Plan EPP44018, be forwarded to the Agricultural Land Commission recommending approval, this 21st day of July, 2022.

SHORT SUMMARY:

The applicant would like to expand an area used for outdoor storage that is within the ALR. The existing outdoor storage area was approved by the ALC through non-farm use applications 74-0454-2 and LC2270C. A new application for Non-Farm Use application is required for the proposed expansion.

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:

ELECTORAL AREA:
C

LEGAL DESCRIPTION:
Lot 2, Section 7, Township 22, Range 10, West of the 6th Meridian, Kamloops Division Yale District, Plan EPP44018

PID:
029-496-284

CIVIC ADDRESS:
2501 Greer Road, Blind Bay

SURROUNDING LAND USE PATTERN:
North = Driving range and golf course
South = Agricultural
East = Agricultural, Santabin Lake (wetland)
West = Residential subdivision (The Highlands)

CURRENT USE:
Outdoor storage compound (1.2 ha), model airplane club

PROPOSED USE:

Expansion of existing storage compound by 0.6 ha - 0.14 ha expansion area at the north end and 0.25 ha expansion area proposed at the south end of the existing storage compound.

PARCEL SIZE:

8.7 ha (21.5 ac)

DESIGNATION:

Electoral Area C Official Community Plan Bylaw No. 725

GC – Golf Course

ZONING:

South Shuswap Zoning Bylaw No. 701

AR2 - Agriculture

AGRICULTURAL LAND RESERVE:

100%

SOIL CAPABILITY:

Northerly proposed expansion area: 6RT (limited by consolidated bedrock and topography)

Southerly proposed expansion area: 6RT (limited by consolidated bedrock and topography),

3M (limited by moisture limitations and topography),

70% 2D (limited by undesirable soil structure and/or low permeability)

30% 2T (limited by topography)

See Soil Capability Mapping included in LC2592C_Maps_Plans_Photos, attached

HISTORY:

June 27, 1996 the ALC required Shuswap Lake Estates to relocate the existing storage compound to non-ALR lands under Resolution #662/96. The decision was appealed and September 6, 1996 the ALC approved the existing storage compound under application #74-0454-2. See "LC2592C_ALR_History.pdf", attached. In 2002, Application LC2270C for Non-Farm Use was approved by the ALC under resolution ##112/2002 for expansion of the existing storage compound.

SITE COMMENTS:

The subject property is located at the base of a bluff located immediately to the west. Based on the orthophotos approximately one quarter of the property is currently being used for an outdoor storage compound. There are a mobile home, detached garage and shop located near the storage compound. There is also an airstrip and building that are used by the model airplane club. The rest of the property is vacant. The southwest, southeast and north central areas of the parcel are treed.

BYLAW ENFORCEMENT:

No

POLICY:

[Electoral Area C Official Community Plan Bylaw No. 725](#)

3.14 Golf Course (GC)

3.14.1 Policy

- .1 The Golf Course designation recognizes existing golf courses in the plan area. New Golf Courses may be considered through individual rezoning applications. Any residential or commercial components must conform to the residential and commercial policies of this plan, and other policies of the plan that may be applicable to the proposal.

3.10.1 Agriculture (AG)

- .2 The minimum parcel size of land for subdivision within the Agriculture 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 designations encompass 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.

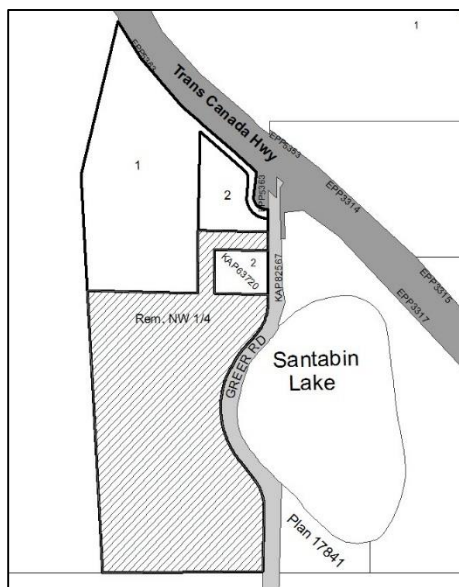
[South Shuswap Zoning Bylaw No. 701](#)

6.0 AR2 – Agriculture Zone (4 ha)

Special Regulation (BL701-75):

6.3.6 This special regulation applies only to that portion of Part of the NW ¼, Section 7, Township 22, Range 10, West of the 6th Meridian, Kamloops Division Yale District, Except Plans H425, H9463, 42044, KAP63720, and EPP5363, which portion is shown hatched on the following map.

- .1 Notwithstanding Section 6.1, a model airplane club and storage are permitted uses.



*Note: the hatched area shown was later subdivided and is now Lot 2, Plan EPP44018.

This special regulation was added to Bylaw No. 701 (BL701-75) in 2014 to recognize the existing storage use which had been previously approved by the ALC.

FINANCIAL:

There are no financial implications associated with this application for the CSRD.

KEY ISSUES/CONCEPTS:

A 1.2 ha portion of the subject property is used by the applicant for outdoor storage of RV's and boats for residents of Shuswap Lake Estates. Another portion of the subject property contains a runway and is used by a model airplane club. The applicant would like to expand the outdoor storage compound by an additional 0.6 ha with two areas identified for expansion, one located at the northerly end and the other at the southerly end of the existing compound. The applicant has stated that they intend to pave these new storage areas.

A portion of the area currently used for storage was recognized by the ALC in 1996 through application #74-0454-2, and an expansion to the area was approved under Non-Farm Use application No. LC2270C in 2002.

Neighbouring properties to the south are designated as farm, while lands to the east and west are not being farmed. Soils on the subject property range between Classes 6, 3 and 2. Class 2 and 3 soils are generally very good and are capable of producing a fairly wide range of crops, while Class 6 soils are severely limited and only suitable for pasture. It appears that the storage compound is primarily located on Class 6 soils, and the proposed expansion areas would cover a small area of Class 3 and potentially Class 2 areas.,

A special regulation was approved for addition to the South Shuswap Zoning Bylaw in 2014 through Bylaw No. 701-75. This special regulation was required to allow for subdivision of the subject property to create the subject parcel and the lot to the north which contains a garden centre. The special regulation also included the site-specific uses for the subject property permitting the model airplane club and storage. The special regulation does not limit the area used for storage. As the property is zoned for the proposed use and there are no buildings proposed, no additional CSRD land use applications/approvals are required for this proposal to move forward if approved by the ALC. Staff have some concerns around the proposed paving of the storage area. Gravel would have fewer impacts on the soils and could be more easily removed from the property in future if the property is intended to be put to an agricultural use. Development Services staff does not anticipate that this property will be put to agricultural use in the immediate future. Therefore as the adjacent properties to the north and east are not being farmed the proposed expansion of the storage use is unlikely to have any further effect on the agricultural community.

The proposed storage area is an expansion to a previously approved storage compound within the ALR, and the property is zoned for the proposed use. If this application was proposing a new storage compound within the ALR on lands that required rezoning, staff would not be supportive of the application.

SUMMARY:

The subject property has been used by the owner as an outdoor storage compound for a number of years. The owner has applied through a non-farm use application to the ALC to expand this storage compound by an additional 0.6 ha. Staff are recommending that the application be forwarded to the Provincial Agricultural Land Commission recommending approval for the following reasons:

- The application is for expansion of a storage area previously approved by the ALC;

- It appears that the proposed area for expansion will be primarily on soils with lower capability ratings;
- There are no permanent buildings proposed as part of this application, the outdoor storage area is intended for storage of primarily RV's and boats;
- The property is zoned for the proposed storage use; and
- There are no adjacent or nearby agricultural uses that would be negatively impacted by the proposed expansion of the storage use.

IMPLEMENTATION:

If the ALC approves the proposed non-farm use, the applicant will be able to expand the outdoor storage compound. There are no additional land use applications required by the CSRD.

COMMUNICATIONS:

The recommendation of the Board will be forwarded to the ALC for consideration during its review of the 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_LC2592C.docx
Attachments:	<ul style="list-style-type: none">- LC2592C_Application_Redacted.pdf- LC2592C_ALR_History.pdf- LC2592C_LC2207_ALC_approval_ltr_2002-04-17 .pdf- LC2592C_Maps_Plans_Photos.pdf
Final Approval Date:	Jul 13, 2022

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



Corey Paiement

No Signature - Task assigned to Gerald Christie was completed by assistant Jennifer Sham

Gerald Christie



Jennifer Sham



Jodi Pierce