

MITIGATE IMPACTS OUTLINE

PID: 006-389-376

Address: 2581 Highway 95 BC

This proposal will not negatively impact surrounding agricultural operations or surrounding neighbours. Care and consideration has been put in place to mitigate any potential impacts. Indeed, it may serve to enhance the local agricultural economy if an annual farmer's market and celebration of regional agriculture happens each fall.

There are few immediate neighbours, but efforts are ongoing to mitigate any impact to adjacent properties.

See below mitigate impacts outlined as listed below:

EXISTING INFRASTRUCTURE – *the tourist accommodation and occasional events proposed are at the existing farm house and existing barn, results in no change to existing footprint of both buildings and existing access road. Therefore, this proposal has no negative impacts to the existing agricultural lands.*

PARKING FOR FARMHOUSE – *Parking for the farmhouse is restricted to the existing farmhouse parking area, with no permanent pavement. No new parking area was developed since the purchase of the parcel. Existing parking area is directly adjacent to the farmhouse. In addition, all cars access the parking area by existing access road. Therefore, the proposed farmhouse parking area has no negative impacts to existing agricultural lands.*

PARKING FOR THE BARN – *all non-permanent parking is contained within the existing large fir vets (trees) area adjacent to the existing barn, on existing grass area with no permanent pavement. The existing fir treed area render this area unsuitable for agricultural use (see attached Figure 1). In addition, all cars access the parking area by existing access road. The proposed parking area does not interfere with the farm's agricultural productivity, and cause no blockage access to adjacent properties, therefore, has no negative impacts to existing agricultural lands (see Photo 2)*

NOISE CONTROL – *All adjacent properties are parallel to Highway 95, and with CP Rail tracks close by (see Figure 1 and Photo 1), are already presented with existing traffic noise and freight train traffic noise both by day and night. Occasional events as outlined previously are generally hosted in the interior of the renovated barn. The existing barn is in the central area of the property which is away from property boundary. Time restriction applies to all events. The hops field once reaches maturity, as well as existing fir vets and surrounding treed area will also act as noise dampener. All of the above mitigate noise disturbance to surrounding area and have no negative impacts on agricultural lands and surrounding area (See attachment "Neighbour's Letter").*

***TEPEES** – Proposed tepees have no permanent structures, and are located in existing treed area which is unsuitable for agricultural use. It is mostly screened by surrounding treed area, and is considered passive recreation, and has no noise impact and environmental impact. Location of tepees are adjacent to the large area of non-ALR treed area of the parcel, providing further buffering to surrounding parcels. No hook-ups permitted, and no electricity or water services proposed which allowed the proposed treed area to remain in existing condition. Therefore, this proposal has no negative impact to the existing agricultural lands or surrounding neighbours.*

***ACCESS TO LANDLOCK AREA** – To provide access to the non-ALR area to the north-east part of the property, permission to access this area of the property through the adjacent property will mitigate all negative impacts that would have been caused to the existing agriculture area by avoiding the creation of a new access road from Highway 95 into the non-ALR treed area (see Figure 1).*

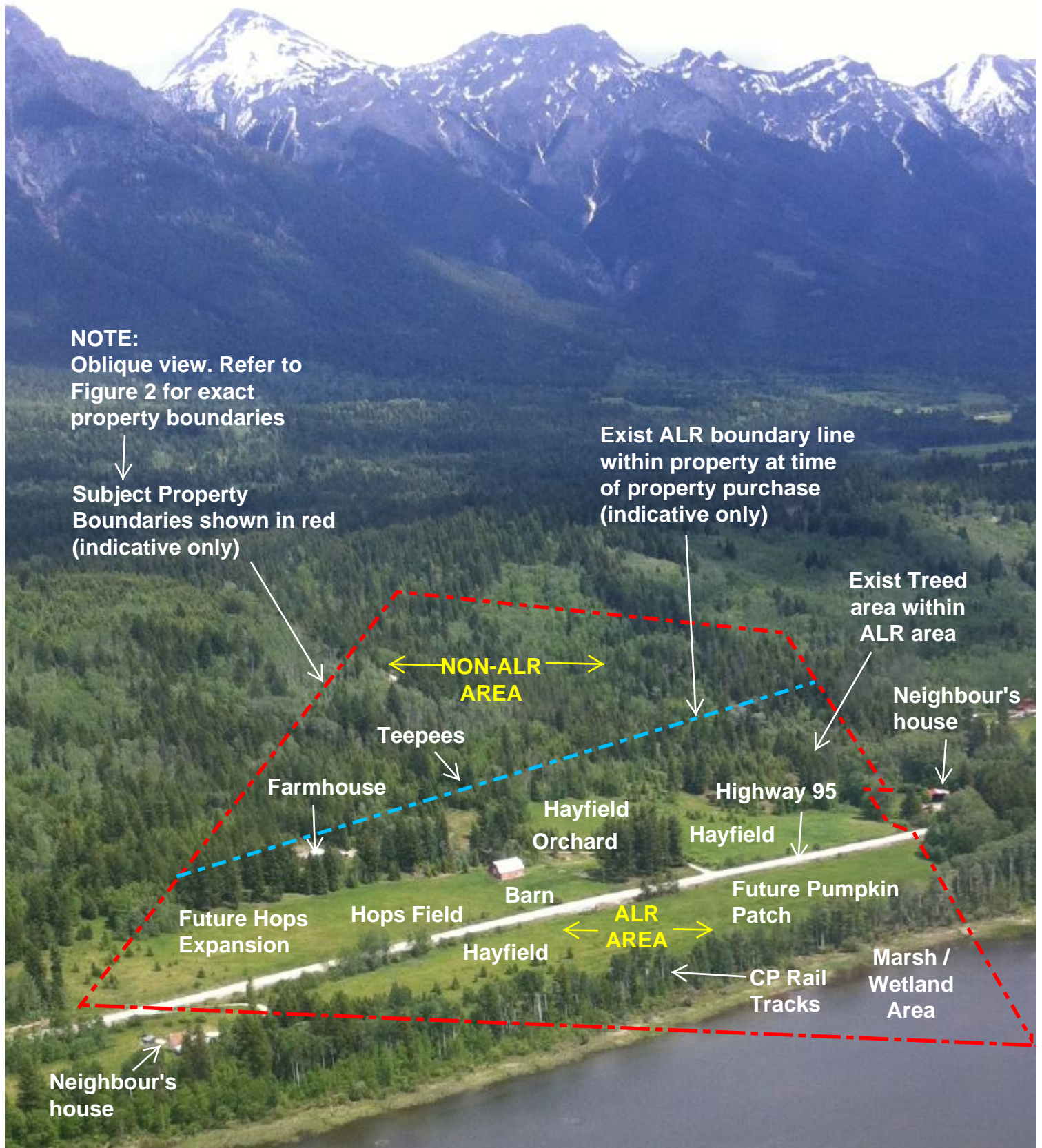


PHOTO 1 - Aerial View looking at property - Facing East

- PID - 016-526-538



PHOTO 2 - Red Barn in foreground with hops field to left side
background area- Facing North-West
- PID - 016-526-538



PHOTO 3 - Hops Field with Treed area in the background - Facing North-West
- PID - 016-526-538



PHOTO 4 - Orchard Field in front with wetlands / marsh area in background - Facing South-West
- PID - 016-526-538

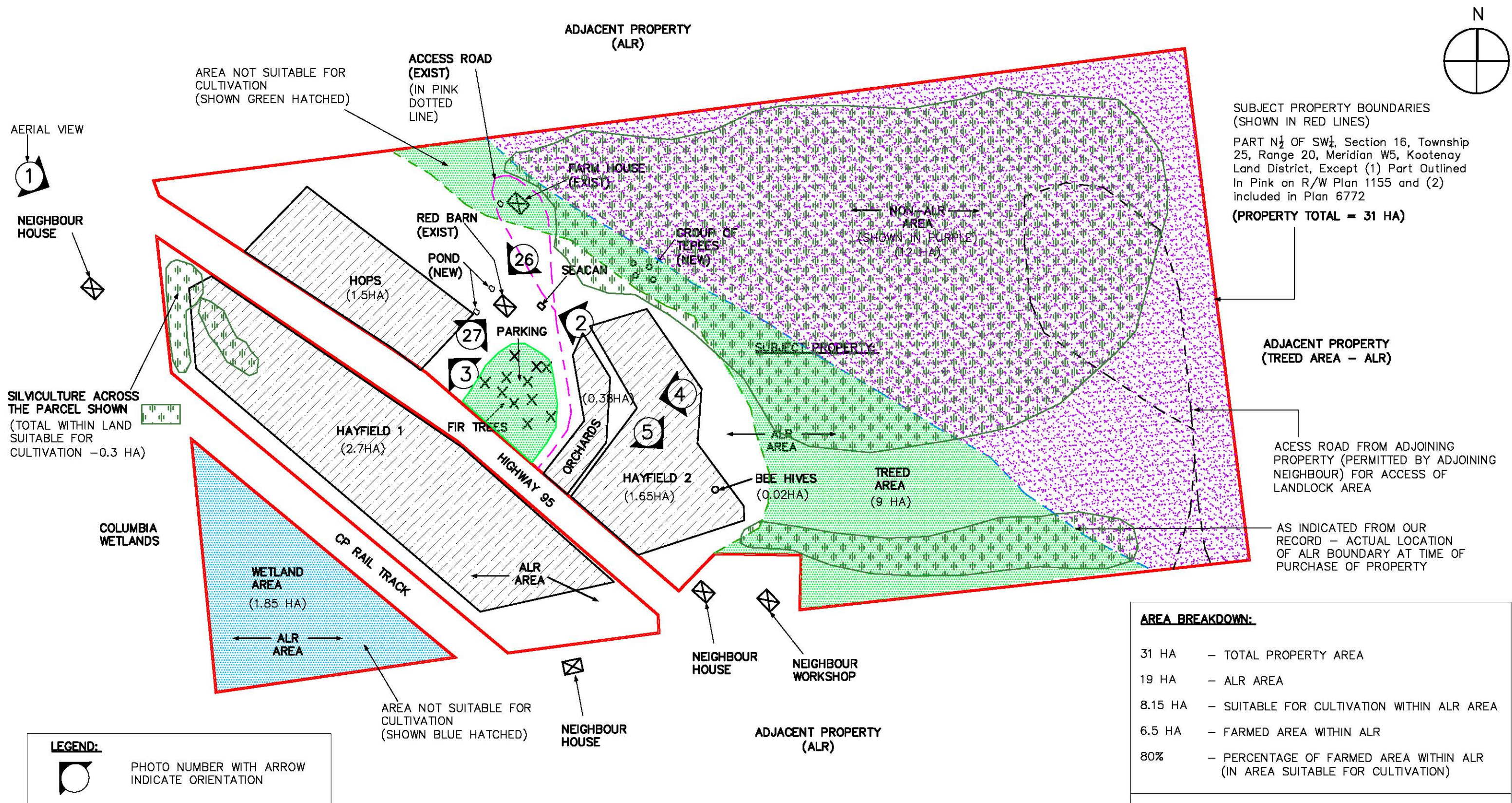
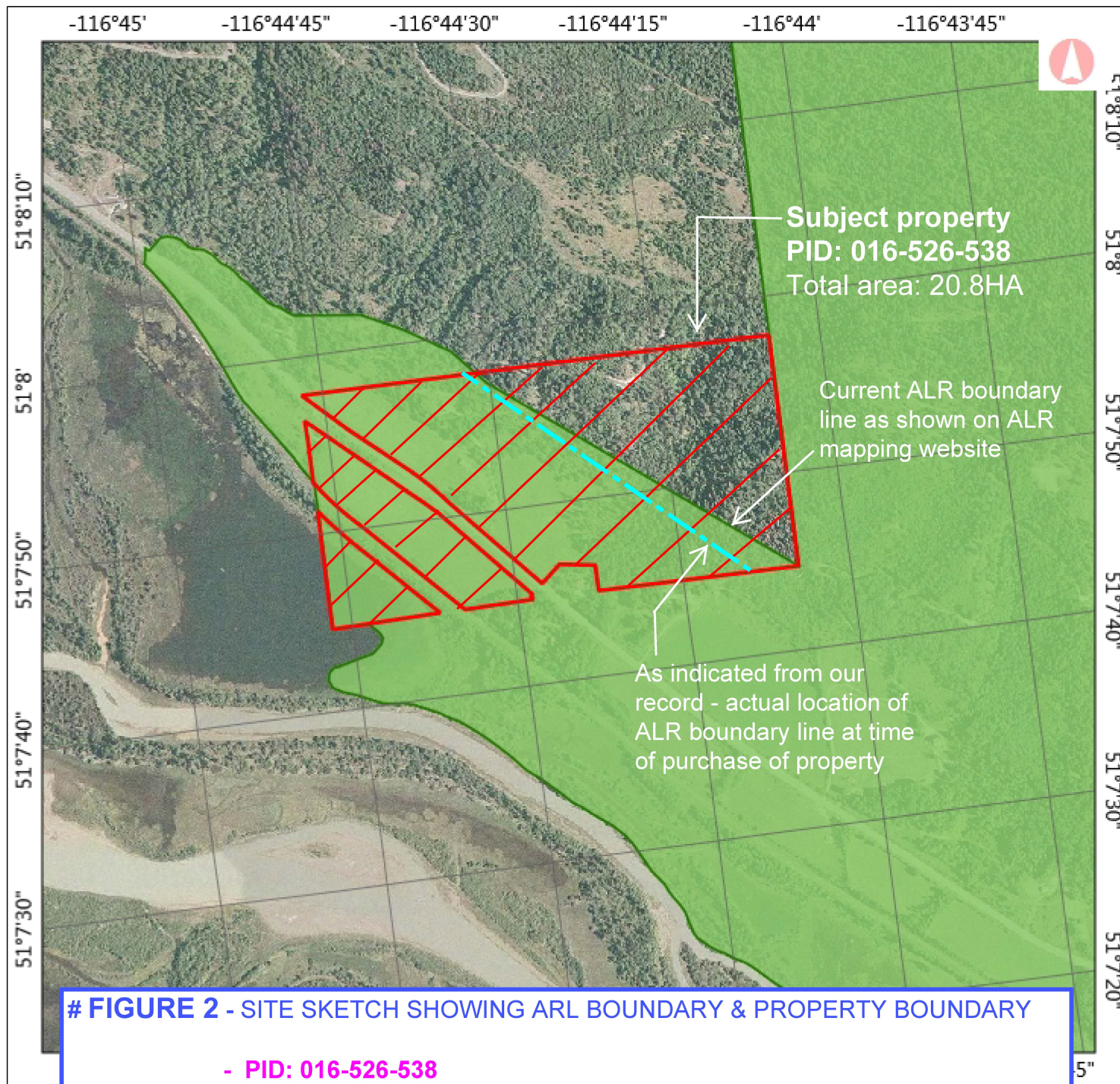


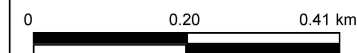
FIGURE 1 - PROPOSAL SKETCH



iMapBC Mapping

Legend

- ALR Boundaries
- ALR Polygons
- TileCache
- Property Boundaries
- ▨ Property area within property boundaries



1: 10,000

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Key Map of British Columbia



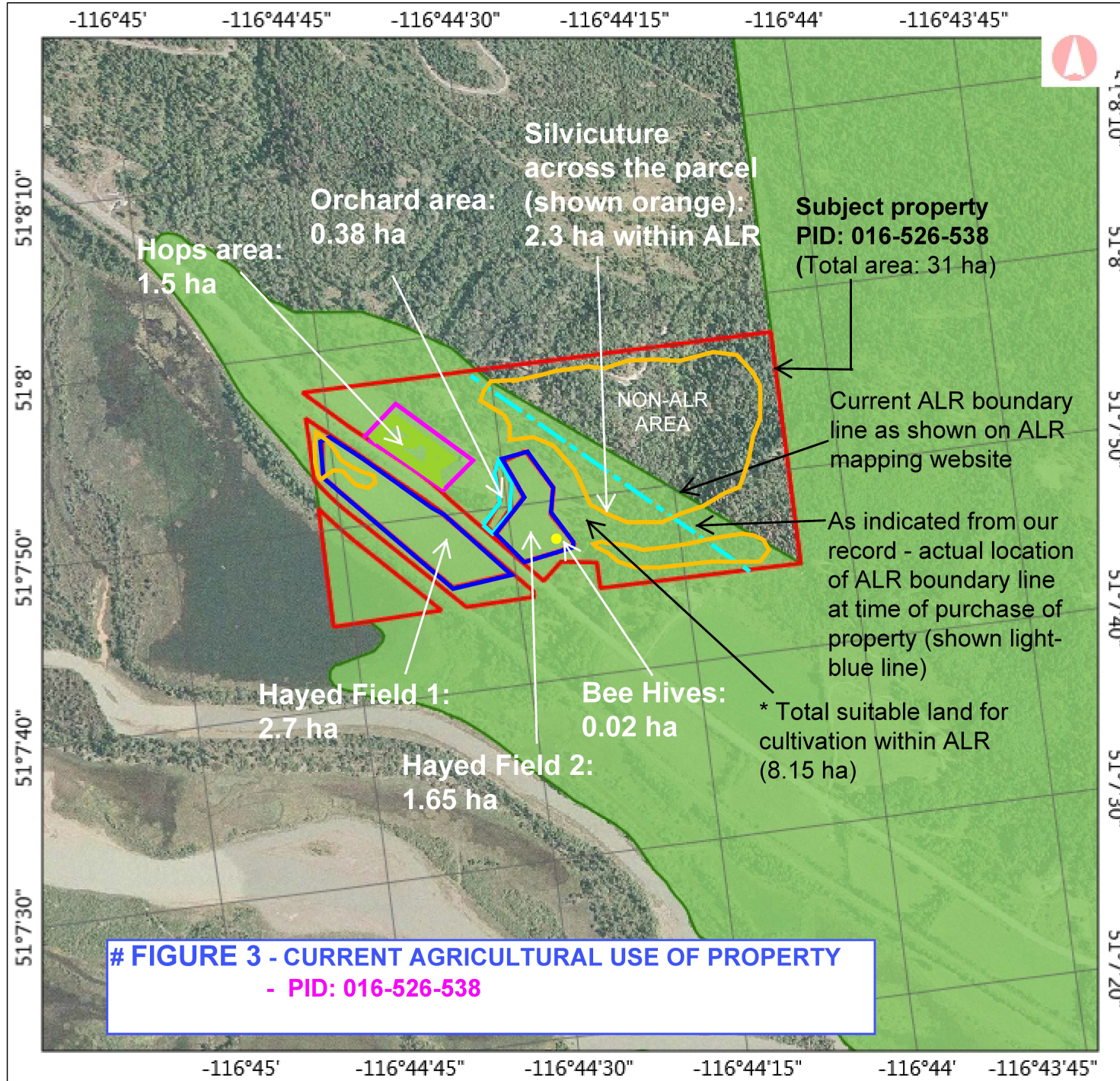


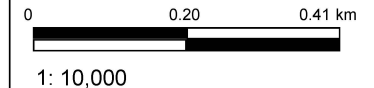
FIGURE 3 - CURRENT AGRICULTURAL USE OF PROPERTY
- PID: 016-526-538



iMapBC Mapping

Legend

- ALR Boundaries
- ALR Polygons
- TileCache
- Property Boundaries
- Hayed area
- Orchard area
- Hops area
- Bee Hives area
- Silviculture area



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