

Agricultural Land Commission Referral Application A-21-02

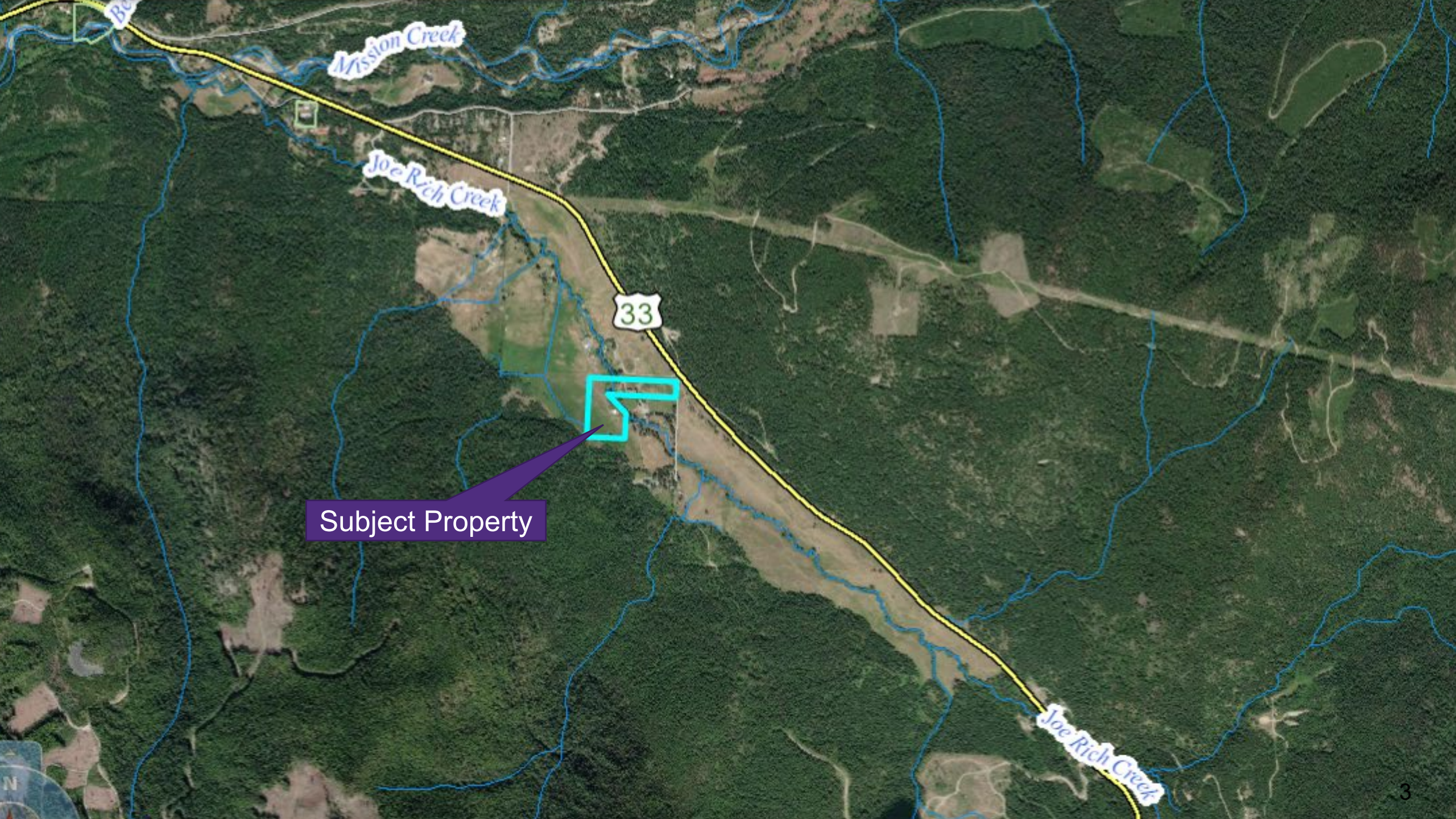
Regional District of Central Okanagan Board Meeting
June 28, 2021

1450 K.L.O. Road
Kelowna, BC, V1W 3Z4
rdco.com

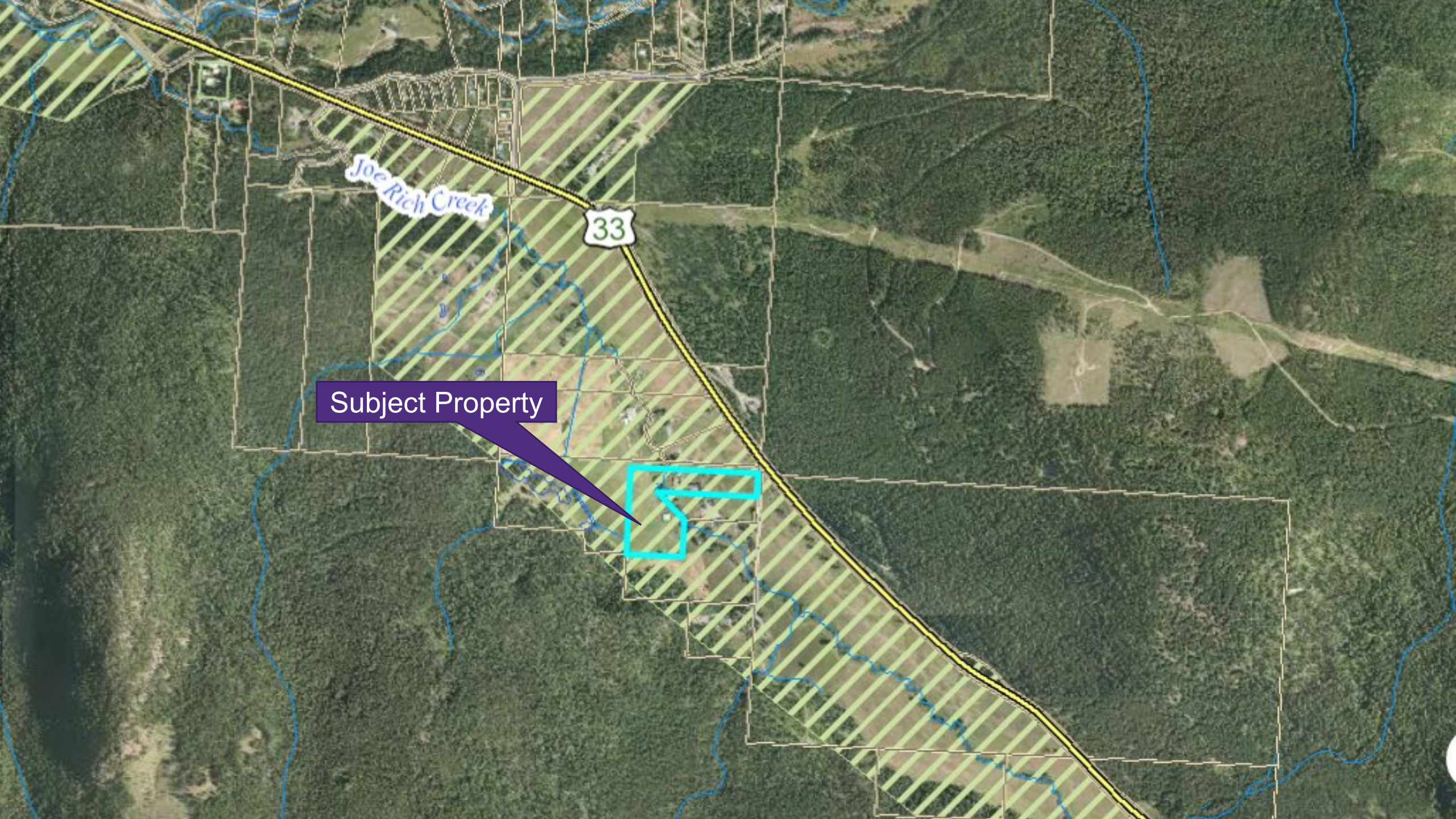


Purpose

- To obtain Agricultural Land Commission (ALC) approval to allow a non-farm use to allow for commercial storage on a portion of the subject property.



Subject Property



Subject Property

Joe Rich Creek

33

Subject Property



33

2770

2825

2880

Schram Rd

2900

2920

Joe Rich Creek

pl B6572

pl 16146

pl 92004



33

2770

2825

Schram Rd

2880

pl 16146

Joe Rich Creek

2900

pl B6572

2920



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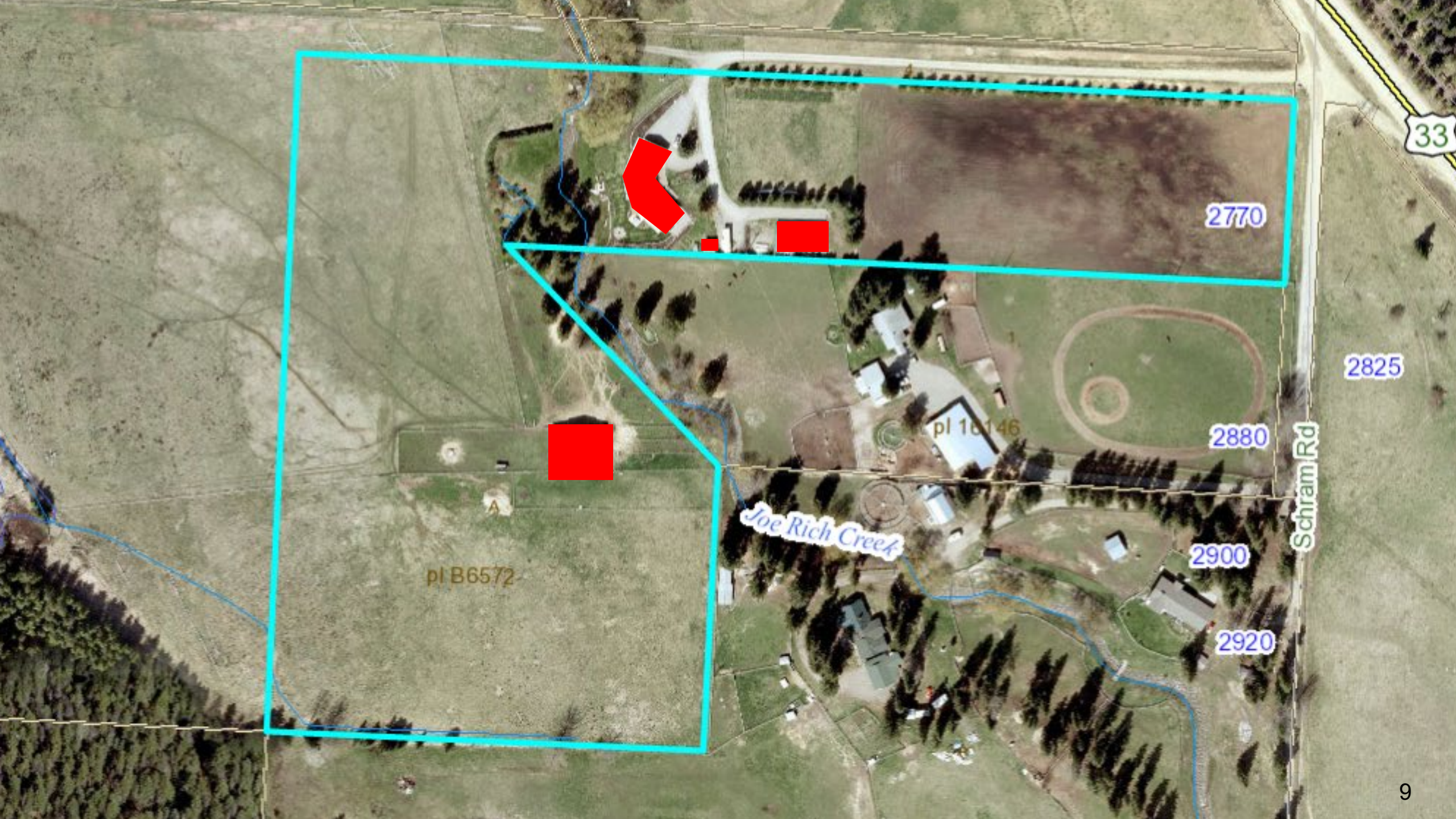
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Schram Rd

Background

- Current agricultural activities include 10 acres of hay
- The applicant plans to expand agricultural uses to include:
 - Fruit trees
 - Raising cattle, chickens, and horses

Background

September 2020

Bylaw complaint received



February 2021

Bylaw inspection of site and letter from ALC



March 2021

Staff received application



June 2021

Regional Board review







Background

September 2020

Bylaw complaint received



February 2021

Bylaw inspection of site and letter from ALC



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June 2021

Regional Board review



Proposal

- The applicant is proposing to use 250 m² of a 340 m² an existing barn for commercial storage for boats and trailers between October - May
- The applicant rationalizes that farm operations will not be impacted and will continue between May - October



Agricultural Plan

- Protect farmland for agricultural uses
- Discourage the intrusion of non-farm uses in rural areas
- Promote the separation of agricultural and urban uses
- **The Agricultural Plan does not support the proposal**

Joe Rich Rural Land Use Bylaw

- Subject property has a Rural Acreage (RA) land use designation
- Protect existing character of residential areas, maintain integrity of agricultural land and support the Agricultural Plan and AAC
- RA land use designation does not permit commercial uses

Joe Rich Rural Land Use Bylaw

- A Business License will be required however, the proposal does not meet the regulations for Home Occupations
- Joe Rich RLUB Amendment required to permit the commercial use and to allow the business to operate
- **The Joe Rich RLUB does not support the proposal**

Inspections Services

- The applicant has submitted a building permit application for roof and structural repairs for the existing barn
 - This application is unrelated to the ALC referral application
- If the application is approved:
 - Building Permit application for change of class of occupancy will be required

Agricultural Advisory Commission

- AAC recommends non-support
- Concerns regarding the potential future expansion of the non-farm use

Ministry of Agriculture, Food and Fisheries

- Commercial storage on ALR properties does not enhance agricultural productivity
- An approved non-farm use for this purpose may raise expectations for similar non-farm uses on other ALR properties

Interior Health Authority

- Does not support food security
- The storage of vehicles on agricultural land does not contribute to the local food supply

Summary

- Bylaw complaint
- Concerns from agencies
- Not aligned with Agricultural Plan and Joe Rich RLUB

Additional Applications

- Subsequent applications required if approved:
 - Joe Rich Rural Land Use Bylaw Amendment application
 - Building Permit application for change of class of occupancy
 - Business License application

Recommendation

- **THAT** the Regional Board not support Agricultural Land Commission Application A-21-02 for applicant B. Miskuski, to allow for a non-farm use to allow a commercial storage operation.
- **AND FURTHER THAT** the Regional Board directs staff to not forward the application to the Agricultural Land Commission.



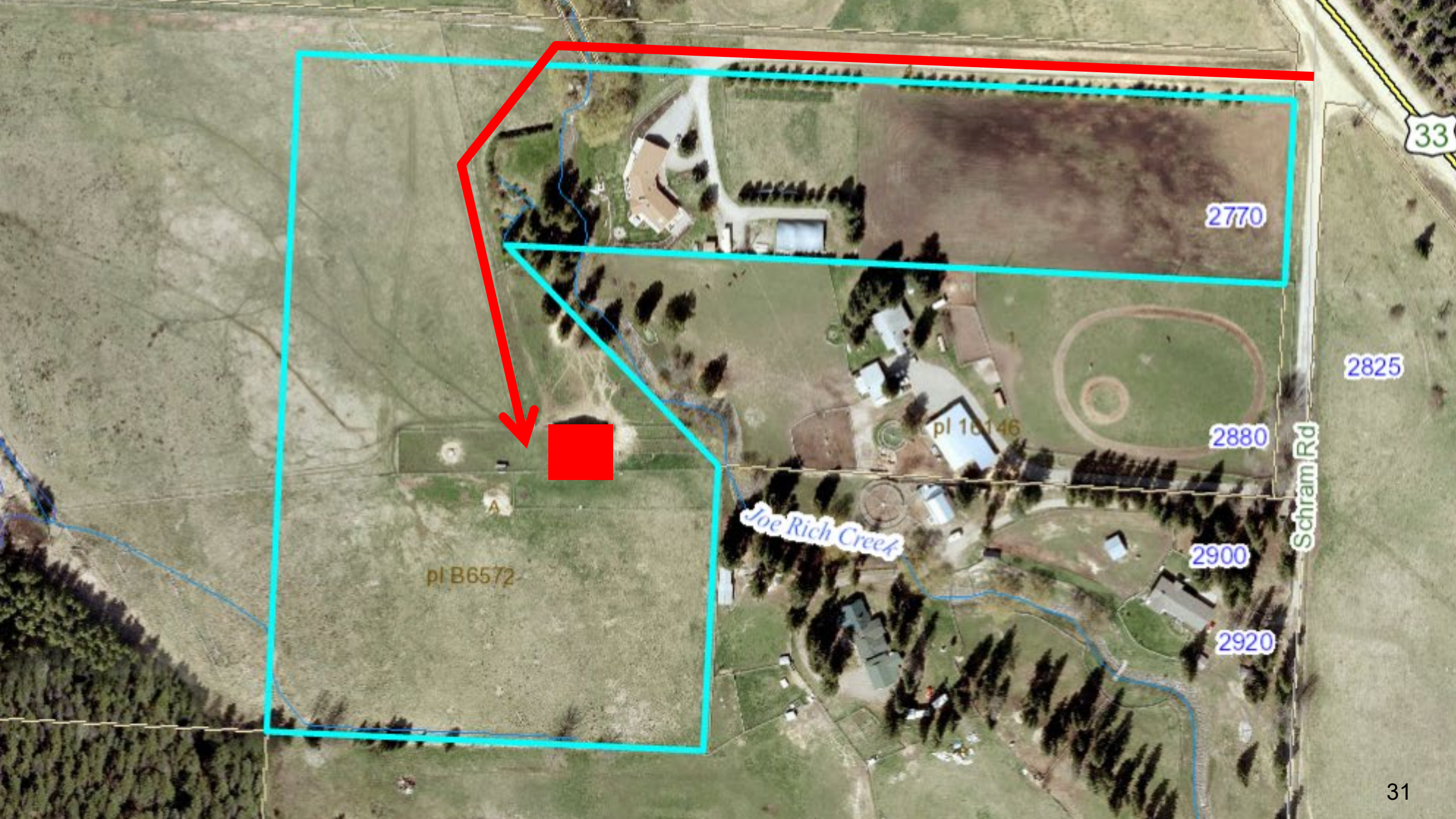


Joe Rich Rural Land Use Bylaw

- Development Permit Areas:
 - Aquatic Ecosystem
 - Wildfire
 - Slope Stability and Rural Hillside
- Scope of the proposal is within an existing building
- DP is not required

MFLNRORD District Okanagan Shuswap

- Any stream crossing and “work in and about a stream” will require a Water Sustainability Act application.
- If a culvert / bridge is required it must be designed to Q200.



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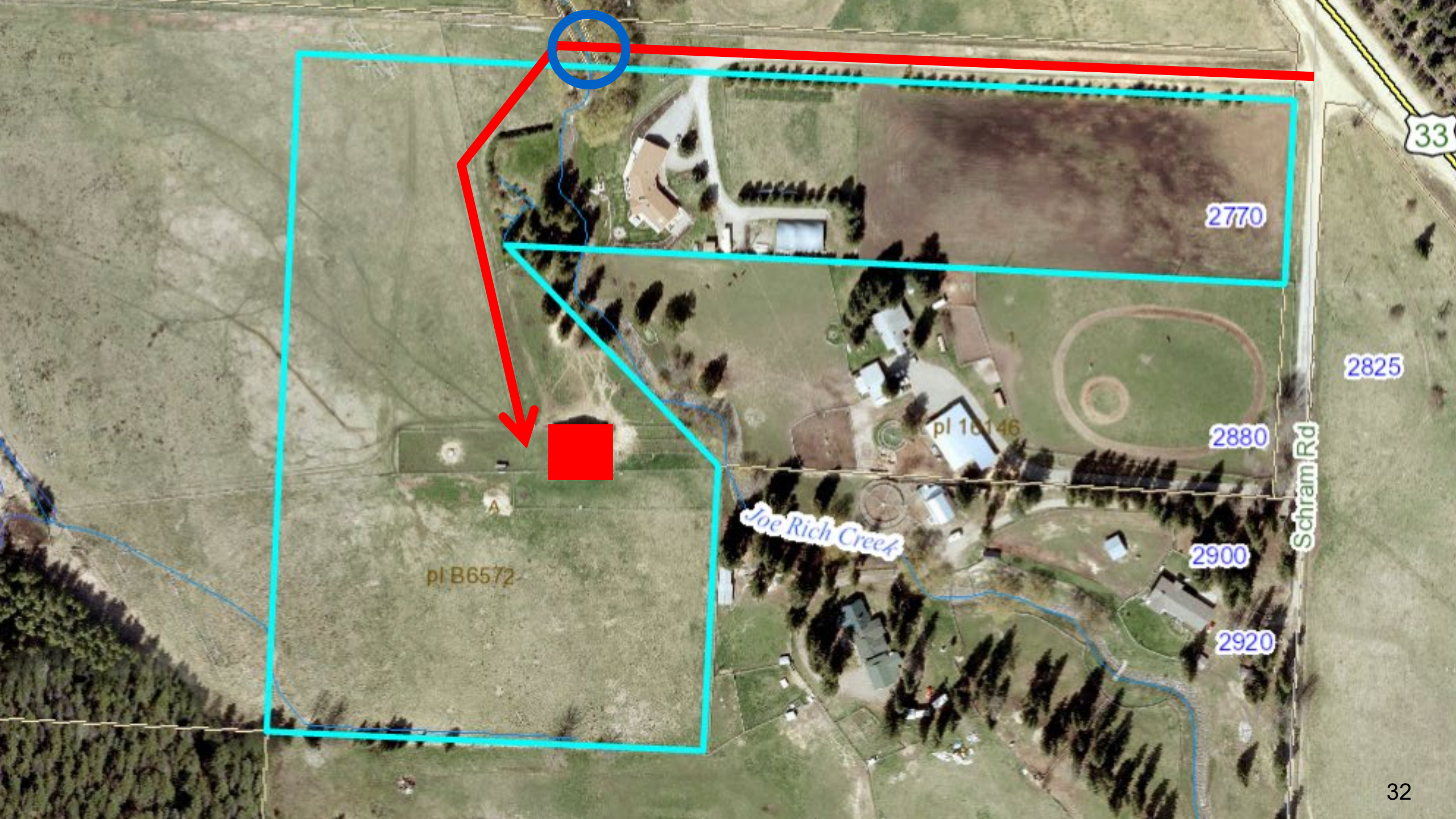
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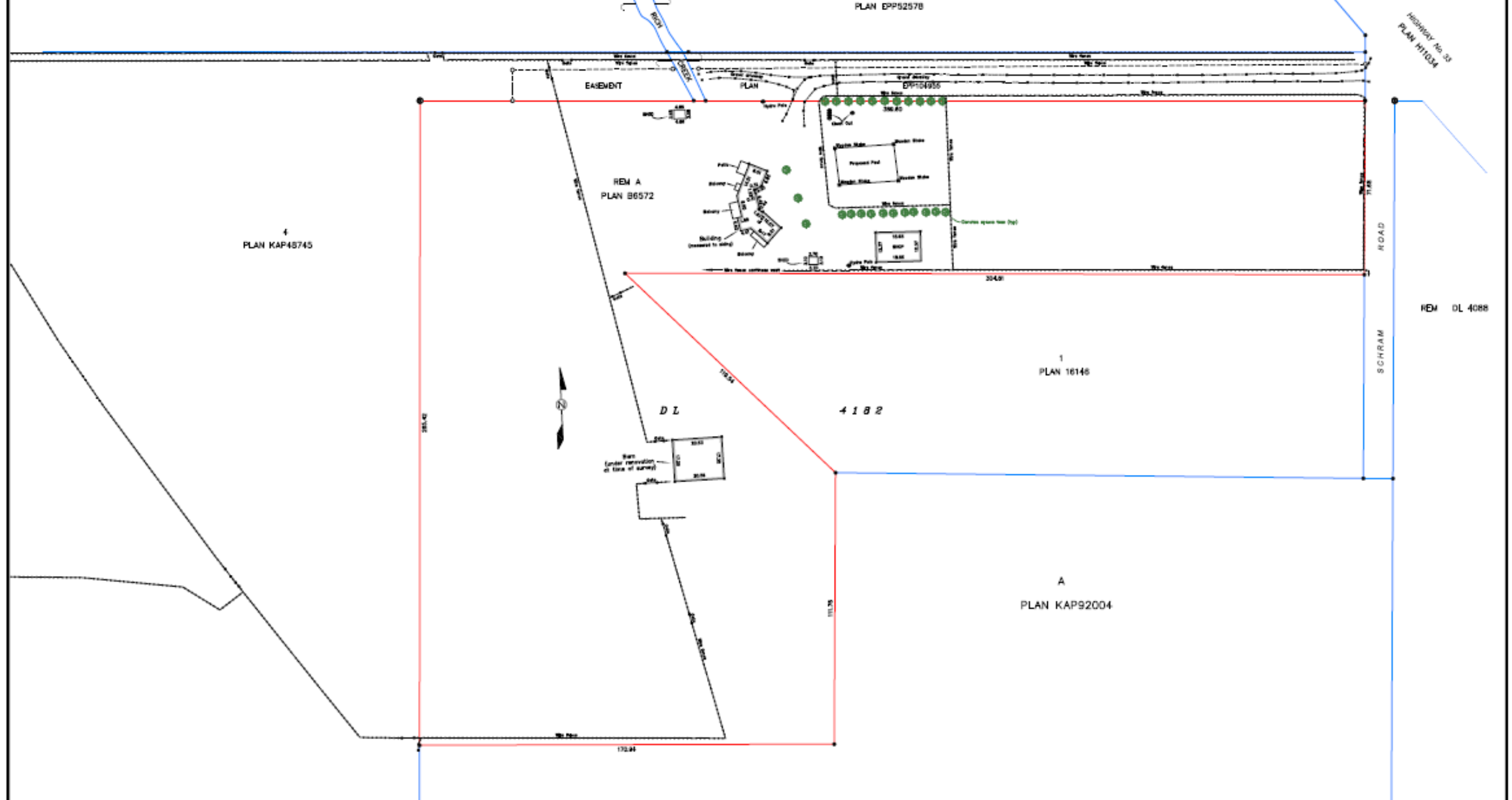
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Schram Rd



LEGEND:
 Survey dates: September 28 and October 15, 2020

TITLE:
SITE PLAN OF PARCEL 1 (PLAN B6572) OF DISTRICT LOT 4182,

DRAWN BY:
RUNNALLS DENBY
 british columbia land surveyors
 2500 Louisa Avenue, Vancouver, B.C. V6K 3R2
 Phone: (604) 683-7322

SCALE:
 1:750 (34" x 22")
 DATE:
 October 16, 2020

(measured to siding)

Balcony

SHED

Hydro Pole

12.37

SHOP

18.65

12.37

Wire

Wire fence continues west

Wire fence

304.81

Gate

119.54

D L

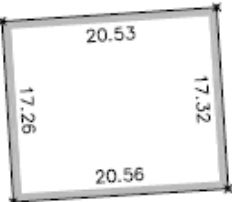
4 1 8 2

Gate

Barn
(under renovation
at time of survey)

Gate

Gate



1
PLAN 16146

