



Provincial Agricultural Land Commission - Staff Report Application: 52209

Applicant: Spa Hills Farm Inc
Local Government: Columbia Shuswap Regional District

Proposal: Non-farm Use - Proposal to operate a classic auto restoration shop on a small portion of the 50.8 ha Spa Hills Farm

BACKGROUND INFORMATION

The auto restoration shop has been operating since 2005 and employs seven full-time employees. The auto shop is a secondary business on the Spa Hills Farm. The classic auto restoration business was created through the Worker's Compensation Board to accommodate a Spa Hill's Farm employee that was injured.

PROPERTY INFORMATION

PID: 024-642-088
Legal Description: Lot D Section 19 Township 18 Range 10 West of the 6th Meridian Kamloops Division Yale District Plan KAP65750

Property Area: 50.9 ha
ALR Area: 39.8 ha
Purchase Date: November 30, 1999
Location: 2223 Yankee Flats Road
Owner: Spa Hills Farm Inc

LAND USE

Current Land Use:

Chicken farm (5 barns)
Wheat production for chicken feed
Pasture for cattle

Surrounding Land Uses:

North: Non-ALR - 20 ha Residential, mostly cleared
East: ALR - 30 ha Agricultural forage crop production
South: ALR - 60 ha Residential, forested area some cleared area under forage crop production
West: Non-ALR - 64 ha Willet Road, Residential properties

PROPOSAL DETAILS

Non- Farm Use Area: 0.0 ha
Non- Farm Use Type: Commercial / Retail: Auto Services

Agricultural Capability:

The majority of the area under application is rated as: Mixed Prime and Secondary

Source: CLI

Mapsheet: 82L/11

RELEVANT APPLICATIONS

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Application ID: 33447

Legacy #: 12796

Applicant: G & H Larson

Proposal: Proposal to subdivide a 28.7 ha property (7 ha in ALR) into two 8 ha lots and a 12 ha lot.

Note: Allowed as proposed

Application ID: 33188

Legacy #: 10736

Applicant: Edes / Campbell

Proposal: Proposal to subdivide one 1 ha, and a 1.4 ha lot from the 56.4 ha property, leaving a 54 ha remainder.

Note: Allowed as proposed.

Application ID: 32708

Legacy #: 03276

Applicant: N.E. E.M. Black

Proposal: Proposal to subdivide a 1.9 ha parcel into two parcels

Note: Refused on the grounds that it is located in a farming area and the Commission is not willing to encourage residential intrusion into the agricultural community

LOCAL GOVERNMENT INFORMATION

Zoning:

Zoning Bylaw Name: Salmon Valley Rural Land Bylaw No. 2500

Zoning Designation: Rural

Minimum Lot Size: 60.0 ha

Zoning Compliance: Yes

Comments and Recommendations:

Advisory Planning Committee

The Advisory Planning Committee recommends to the Regional Board of Directors to support the application on the condition that the land use be restricted to the land size and buildings currently in use on the property.

Board/Council

The Columbia Shuswap Regional District forward the application to the ALC with a recommendation for approval.

Planning Staff

The Columbia Shuswap Regional District Planning Staff recommend that the application be forwarded to the ALC for approval.

ALC STAFF COMMENTS

It is recommended that the Commission consider the following:

- 1) The improved CLI rating for the property is 85% 6:3TM 4:4TMP, 15% 5TP. The land is currently used as a chicken farm, cattle grazing, and wheat crop.
- 2) The applicant did not specify how much land area would be required for non-farm use of the auto restoration business.
- 3) The classic auto restoration business was created through the Worker's Compensation Board to accommodate a Spa Hill's Farm employee that was injured.
- 4) The applicants state that farming is their main priority, however the secondary business has made their farm more viable and has allowed them to cope with increased costs of feed, fuel, and other farm expenses.
- 5) The applicants consulted with CSRD staff as to whether they would need a business license for the auto restoration business, and were told that they did not require a license. However, auto restoration business is not

ALC STAFF COMMENTS

currently permitted in the Rural Zone.

6) Five emails were received by the CSRD in opposition of the non-farm use.

The reasons for opposition include:

- The number of vehicles parked on the property
- Compliance with the zoning bylaw Home Occupation regulations in regard to outdoor storage of vehicles
- Compliance with the zoning bylaw Home Occupation regulations in regard to the number of employees
- ALR is for agricultural uses and this is not agricultural use
- Lack of adequate buffering
- Environmental concerns regarding the nature of the auto restoration business

ATTACHMENTS

52209_ContextMap20k.pdf

52209_AirphotoMap10k.pdf

END OF REPORT

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