



Provincial Agricultural Land Commission - Staff Report

Application: 52982

Applicant: Province of British Columbia - Crown Lands
Agent: Thompson Nicola Regional District
Local Government: Thompson-Nicola EA

Proposal: To use 10.4 ha of forested crown land for an eco-depot. The activities undertaken at the eco-depot include accepting yard and other organic waste for composting, and accepting and sorting recyclable materials for shipping elsewhere.

BACKGROUND INFORMATION

The area proposed for the facility is a cattle corridor. A new cattle corridor has been designed lying north of the landfill to replace the disrupted corridor.

PROPERTY INFORMATION

Legal Description: That Part of Section 18, Township 22, Range 16, W6M, Kamloops Division Yale District
Property Area: 10.4 ha
ALR Area: 10.4 ha

Location:
Owner:

Total ALR Area:

LAND USE

Current Land Use:

Forested crown land used for cattle grazing.

Surrounding Land Uses:

North: Heffley Creek landfill
East: Forested crown land in the ALR
South: Heffley Creek - Sun Peaks Road
West: Crown lease for groundwater monitoring (in the ALR).

PROPOSAL DETAILS

Non- Farm Use Area: 10.5 ha
Non- Farm Use Type: Civic/Institutional: Sanitary Land Fills

Agricultural Capability:

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

Source: CLI

Mapsheet: 92 I/16

RELEVANT APPLICATIONS

Application ID: 45319

Legacy #: 38417

Applicant: Thompson-Nicola Regional District

Proposal: To remove soil for the production of landfill cover for the Heffley Creek Landfill.

Decision:

Resolution #	Decision Date	Decision Description
737/2008	November 14, 2008	Allowed subject to fencing, installation of cattle guards and a five year review/progress report. standard conditions.

Note: Adjoining parcel to the north of subject property.

LOCAL GOVERNMENT INFORMATION

Official Community Plan:

Bylaw Name: N/A

Designation: N/A

OCP Compliance: Yes

Zoning:

Zoning Bylaw Name: TNRD Zoning Bylaw #2400

Zoning Designation: AF-1 Agricultural/Forestry Zone

Minimum Lot Size: 8.0 ha

Zoning Compliance: Yes

Comments and Recommendations:

Board/Council

The Thompson Nicola Regional District Board forwarded the application with a recommendation of support because the project is part of the District's Solid Waste Management Plan.

Planning Staff

Planning staff support the facility because it is supported by planning documents and policies, and because cattle movement is accommodated across the land, and because no permanent structures are proposed - ensuring that the land can be used for agriculture in the future.

ALC STAFF COMMENTS

Staff suggest that the Commission consider the following:

- 1) The proposed eco-depot lies adjacent to an existing landfill and can use an existing access road.
- 2) The ranch leaseholder has come to agreement with FLNR for alternate cattle access.
- 3) The facility represents a community benefit.
- 4) The land has limited capability for agricultural uses - seasonal grazing only.
- 5) No permanent structures are planned, thereby ensuring that the land can be used for agriculture in the future.

END OF REPORT

Prepared by: Martin Collins, January 2013