



Agricultural Land Commission
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March 14, 2006

Reply to the attention of Brandy Ridout
ALC File #V-36474

Tom & Sandra Wilson
RR1 - Comp 9 - Site 95
Keremeos, BC V0X 1N0

Dear Mr. and Mrs. Wilson:

Re: Application for non-farm use in the Agriculture Land Reserve

Please find attached the Minutes of Resolution #66/2006 outlining the Commission's decision as it relates to the above noted application.

Yours truly,

PROVINCIAL AGRICULTURAL LAND COMMISSION

Per:

Erik Karlsen, Chair

cc: Regional District of Okanagan-Similkameen - G06-01699-000

BR/lv/Encl.: Minutes
36474d1

MINUTES OF THE PROVINCIAL AGRICULTURAL LAND COMMISSION

A meeting was held by the Provincial Agricultural Land Commission on March 2, 2006 at the Ministry of Agriculture and Lands office located at 4607 - 23rd Street, Vernon, BC.

PRESENT:	Sue Irvine	Chair, Okanagan Panel
	Sharon McCoubrey	Commissioner
	Sid Sidhu	Commissioner
	Brandy Ridout	Staff
	Martin Collins	Staff

For Consideration

Application # V – 36474
Applicant(s) Tom & Sandra Wilson
Proposal To use approximately 0.4 ha of the 1.3 ha subject property for a RV and tenting facility for agri-tourism and migrant farm workers.
Legal PID: 012-386-341
Part Lot 52, Outlined red on Plan B4809, District Lot 110, Similkameen Division Yale District, Plan 301, Except Plan 25032
Location 2626 Highway 3, Keremeos

Site Inspection

A site inspection was conducted on February 28, 2006. Those in attendance were:

- Commissioners: Sue Irvine, Sharon McCoubrey, and Sid Sidhu
- Staff: Brandy Ridout
- Applicant: Tom Wilson

Mr. Wilson confirmed that he had received the staff report dated February 27, 2006 and did not identify any errors.

Context

The proposal was weighed against the purposes of the Commission as stipulated in section 6 of the *Agricultural Land Commission Act* (the "Act"). They are:

1. to preserve agricultural land
2. to encourage farming on agricultural land in collaboration with other communities of interest, and
3. to encourage local governments, first nations, the government and its agents to enable and accommodate farm use of agricultural land and uses compatible with agriculture in their plans, bylaws and policies.

Discussion

The Commission noted that the improved agricultural capability ratings for the property are identified as Class 3 (prime). The Commission believed the use of 0.4 ha of the 1.3 ha subject property for an RV and tenting facility to be an inappropriate use of prime farmland. In addition, the Commission was also concerned about the impact of the proposed non-farm use on surrounding agricultural operations.

Conclusions

1. That the land under application has prime agricultural capability and as such should be preserved for agricultural use.
2. That proposed use had the potential to negatively impact the surrounding agricultural operations.

IT WAS

MOVED BY: Commissioner McCoubrey

SECONDED BY: Commissioner Sidhu

THAT the application be refused

CARRIED

RESOLUTION #66/2006



Staff Report
Application # V – 36474
Applicant: Tom & Sandra Wilson
Location: Keremeos

DATE RECEIVED: February 2, 2006

DATE PREPARED: February 27, 2006

TO: Chair and Commissioners – Okanagan Panel

FROM: Brandy Ridout, Regional Research Officer

PROPOSAL: To use approximately 0.4 ha of the 1.3 ha subject property for a RV and tenting facility for agri-tourism and migrant farm workers.

This application is made pursuant to section 20(3) of the *Agricultural Land Commission Act*.

BACKGROUND INFORMATION:

The applicants note that from 1948 to the early 1960's there were a number of cabins on the property for tourists. They also note that the property has never been used for soil-based agriculture as it is in a frost pocket and is limited by its small size.

As the property has farm status, the applicants are permitted under the *Agricultural Land Reserve Use, Subdivision and Procedure Regulation* to have 10 sleeping units as long as the total developed area is less than 5% of the parcel. Discussion with the applicant indicates that they wish to have more than 10 units and the development would cover more than 5% of the property.

The RV and tenting facility would be located on existing pasture on the rear portion of the subject property, leaving the residences and greenhouses intact.

Local Government:

Regional District of Okanagan-Similkameen

Legal Description of Property:

PID: 012-386-341

Part Lot 52, Outlined red on Plan B4809, District Lot 110, Similkameen Division Yale District, Plan 301, Except Plan 25032

Purchase Date:

April 8, 1994

Location of Property:

2626 Highway 3, Keremeos

BACKGROUND INFORMATION (continued):

Size of Property:

1.3 ha (The entire property is in the ALR).

Present use of the Property:

Two residences, vegetable greenhouses, sheds, and pasture.

Surrounding Land Uses:

WEST: ALR, horse pasture, fruit trees, industrial buildings
SOUTH: ALR, vineyard and winery
EAST: ALR, one small residential lot, one orchard
NORTH: ALR, Keremeos Irrigation District pump stations, hay

Agricultural Capability:

Data Source: Agricultural Capability Map # 82E/4
The majority of the property is identified as having Prime Dominant ratings.

Zoning Bylaw and Designation:

Electoral Area 'G' Zoning Bylaw No. 325 (1976)

PREVIOUS APPLICATIONS:

There have been no previous applications on the property.

LOCAL GOVERNMENT RECOMMENDATIONS/COMMENTS:

Regional District of Okanagan-Similkameen: No comment, as per policy.

STAFF COMMENTS:

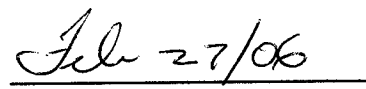
Staff suggests the Commission consider the following:

- The agricultural capability of the subject property is Class 3, with the limitations of excess water and stoniness.
- Although the proposal will leave the greenhouses intact, the RV and tenting facilities will be located on part of the existing pasture area.
- The extent of development the applicants wish to pursue is not clear from the application. It would be informative to discuss the matter with during the site visit.

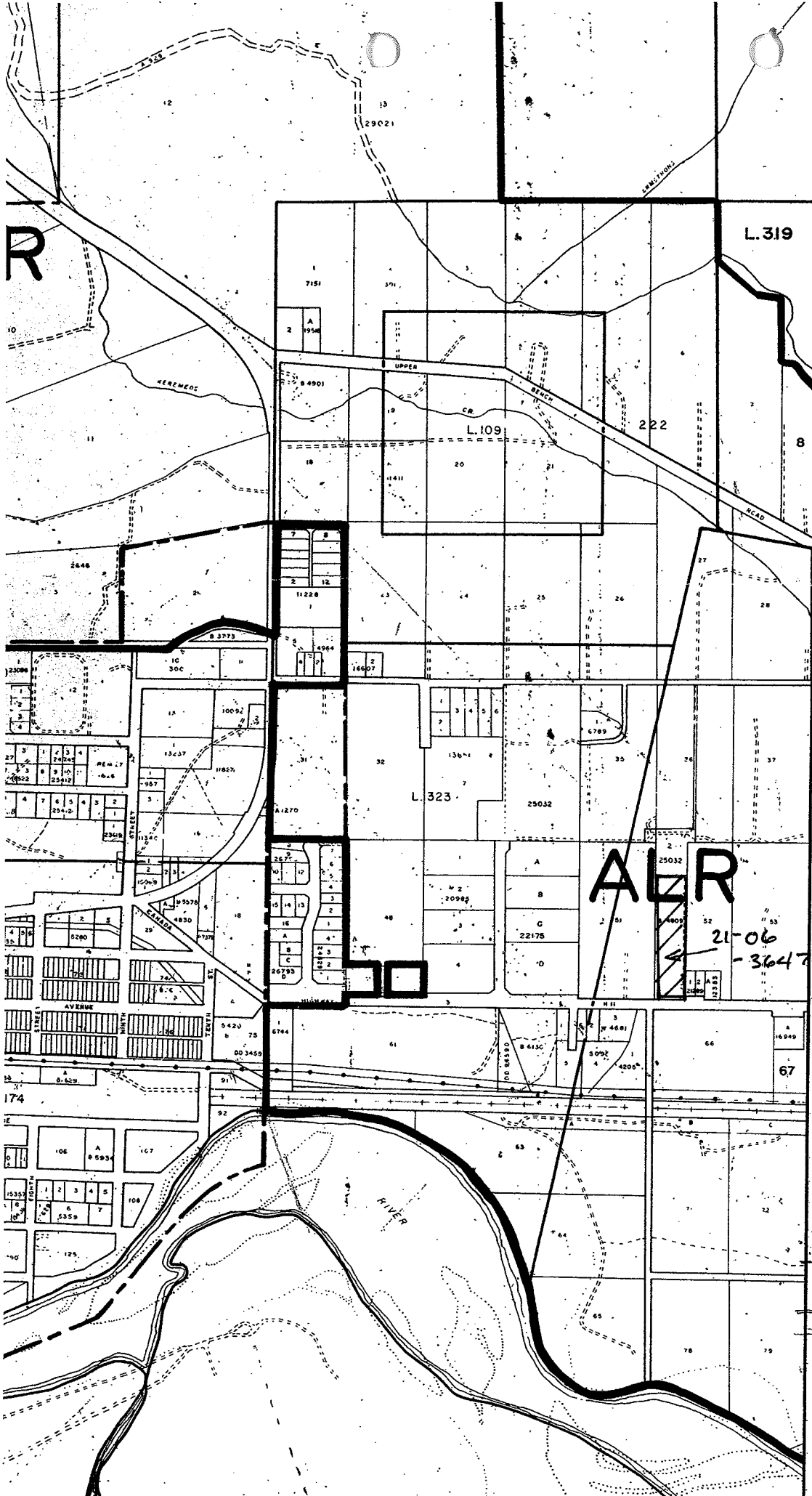
END OF REPORT



Signature



Date



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