



## Agricultural Land Commission Staff Report

**DATE:** August 27, 2009  
**TO:** Vice Chair and Commissioners - Okanagan Panel  
**FROM:** Brandy Ridout  
  
**RE:** Application # 50320  
**PROPOSAL:** To use an approximately 0.8 ha area for a wood fibre screening operation (includes berm with trees, gravelled parking area, concrete blocks, stockpile areas, screen plant, and turn around area).

### PROPOSAL INFORMATION

**Background:** The activity being proposed is already in operation.  
**Received Date:** July 23, 2009  
**Applicant:** Kevin & Joyce Reimer  
**Agent:** N/A  
**Local Government:** Regional District of North Okanagan

### DESCRIPTION OF LAND

**PID:** 013-124-339  
**Legal Description:** Lot 1 Section 14 Township 19 Range 9 West of the 6th Meridian Kamloops Division Yale District Plan 33586  
**Civic Address:** 36 Springbend Road  
**Area:** 10.6 ha  
**ALR Area:** 10.6 ha  
**Purchase Date:** August 27, 2001  
**Owner:** Kevin & Joyce Reimer  
  
**Total Land Area:** 10.6 ha  
**Total ALR Area:** 10.6 ha  
**Current Land Use:** Two residences, barn, storage shed, detached garage, shop to service equipment, equipment storage shed, pasture, and hay field. The applicants operate "Reimer's Farm Service" from the property which provides custom liquid manure spreading and silage cutting and transport services to the beef and dairy farms in the area.

## PROPOSAL DETAILS

### Non Farm Use

Area	Agricultural Capability	Agricultural Capability Source
0.8	Mixed Prime and Secondary	CLI

### Surrounding Land Uses:

North	Small farm & residential acreages
East	Trailer park
South	Small farm and feedlot
West	Residential acreage, gravel pit & excavating business with residence, meat cutting business with residence

### Official Community Plan

**Bylaw Name:** Electoral Area 'F' Bylaw No. 1934 (2004)

**Designation:** Agricultural/Major Road

**OCP Compliance:** No

### Zoning

**Zoning Bylaw Name:** No. 1888 (2003)

**Zoning Designation:** Non-Urban Zone (NU)

**Minimum Lot Size:** 7.2 ha

**Zoning Compliance:** No

## RELEVANT APPLICATIONS

**Application #:** 50344

**Applicant:** Ron & Kathy Batty

**Proposal:** To use a 0.3 ha portion of the 3.7 ha subject property for a wood chip/pellets/animal bedding business.

### Decisions:

**Resolution  
Number**

**Decision Date**

**Decision Description**

**Note:** A decision has not yet been made on this application - it is currently before the Commission. It proposes a similar operation in Salmon Arm.

**Application #:** 10873

**Applicant:** Joseph Brodoway

**Proposal:** To subdivide a 0.8 ha lot from the 12.1 ha subject property as divided by Highway 97B.

### Decisions:

**Resolution  
Number**

**Decision Date**

**Decision Description**

482

September 27, 1974

Allowed.

**Note:** This subdivision created the current subject property.

## Committee Recommendations

Type	Recommendation	Description
Board/Council	No Comment	RDNO Board authorize for submission.
Advisory Planning Committee	No Comment	Recommend the application be authorized for submission (see attached minutes).

## STAFF COMMENTS

- A similar application has been received for a property in Salmon Arm.
- The use will remove 0.8 ha from possible agricultural production.
- The proposed use may be better located outside the ALR in an industrial area where it would not impact the ALR landbase.
- Operating a wood chip business on the property could have negative impacts on the soil (i.e. compaction, nitrogen leaching, addition of resin acids). Runoff from the 0.3 ha area may also be an issue.
- The property is surrounded on three sides by the highway, a trailer park (non-ALR), and a forested area. However, to the south there is an active agricultural operation.
- The complaints received about the operation have come from a non-ALR resident to the northwest of the subject property.

## ATTACHMENTS

- 50320 adjacent land use.pdf
- 50320 proposal.pdf
- 50320 RDNO info.pdf
- 50320 neighbour comments.pdf
- 50320\_Contextmap20k.pdf
- 50320\_AirphotoMap.pdf
- 50320 photos.pdf

## END OF REPORT

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Signature

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Date