



Agricultural Land Commission Staff Report

DATE: July 7, 2010
TO: Vice Chair and Commissioners - Okanagan Panel
FROM: Martin Collins

RE: Application # 51789

PROPOSAL: To expand the existing Grace Bible Church by 3337 sq m(~36,000 sq ft.) - for a larger sanctuary and classroom space. The property is 1.3 ha, of which about 1 ha is flat usable land. The remainder is steep bank and unusable streambank areas. The expansion would occur onto the current gravel parking area at the rear of the existing building. The parking area would expand onto unused, grassy pasture area to the edge of the bank escarpment above BX Creek. The application indicates that the proposed 188 parking spaces would be paved.

PROPOSAL INFORMATION

Background: The Commission previously approved the church use of the property.
Received Date: June 22, 2010
Applicant: Grace Bible Church of Vernon
Agent: Don Gibbs
Local Government: Regional District of North Okanagan

DESCRIPTION OF LAND

PID: 012-059-251
Legal Description: Lot 42 Section 12 Township 8 Osoyoos Division Yale District Plan 780
Civic Address: 5661 Silver Star Road
Area: 1.3 ha
ALR Area: 1.3 ha
Purchase Date: May 15, 2009
Owner: Grace Bible Church of Vernon

Total Land Area: 1.3 ha
Total ALR Area: 1.3 ha
Current Land Use: Church with parking and unused field area.

PROPOSAL DETAILS

Non Farm Use

Area	Agricultural Capability	Agricultural Capability Source
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1.3 Mixed Prime and Secondary BCLI

Surrounding Land Uses:

North 1.3 ha rural residence
East BX Creek
South 1.3 ha rural residential parcel
West Silver Star Road; tree nursery on 2 ha parcel in the ALR

Official Community Plan

Bylaw Name: Rural Vernon OCP #1708
Designation: Agricultural
OCP Compliance: Yes

Zoning

Zoning Bylaw Name: Zoning Bylaw #1888
Zoning Designation: Country Residential
Minimum Lot Size: 2.0 ha
Zoning Compliance: Yes

PREVIOUS APPLICATIONS

Application #: 37454
Applicant: Mennonite Church of Vernon
Proposal: To exclude the 1.3 ha parcel from the ALR to construct a church facility.

Decisions:

Resolution Number	Decision Date	Decision Description
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Note: The Commission refused exclusion, but approved the church use.

Committee Recommendations

Type	Recommendation	Description
Board/Council	No Comment	The Board of the Regional District of North Okanagan forwarded the application without a recommendation.

STAFF COMMENTS

Staff suggests that the Commission consider the following:

- 1) The existing non farm (church) use likely precludes any future agricultural use of the property. The Commission approved the church use in 1990.
- 2) Generally this area (east of Silver Star Road) has limited capability for agriculture due to small parcel sizes, gravelly soils, and longstanding residential uses.

3) Should the church expansion be allowed, there may be negative impacts on adjoining parcels. For example; shading of the property to the north may limit potential plant growth; storm water runoff from the large building and parking area onto adjoining parcels could negatively affect soil bound agriculture; trespass by the users of the facility could also affect any future agricultural activity; complaints by church users could effectively preclude agricultural development on adjoining parcels.

4) The Regional District identifies the following as potential issues arising from the intensification of the church uses:

- increased traffic, Silver Star Road functionality.
- storm water drainage impacts.
- 15 meter right of way adjacent to BX Creek for trail uses.
- the necessity of buffering and fencing as per ALC guidelines.

ATTACHMENTS

51789_ContextMap10k.pdf

51789_AirphotoMap5k.pdf

51789 sketch plan.pdf

END OF REPORT

Signature

Date