



## Agricultural Land Commission Staff Report

**DATE:** July 21, 2010  
**TO:** Vice Chair and Commissioners - Interior Panel  
**FROM:** Simone Rivers

**RE:** Application # 51821

**PROPOSAL:** To build a 267 square metre storage building on the 1.7 ha property. The property is a compressor station owned and operated by Terasen Gas since 1972.

### PROPOSAL INFORMATION

**Background:** The facility has been in operation on this property since before the creation of the Agricultural Land Reserve.  
**Received Date:** July 8, 2010  
**Applicant:** Terasen Gas Inc  
**Agent:** Terasen Gas Inc.  
**Local Government:** Thompson-Nicola Regional District

### DESCRIPTION OF LAND

**PID:** 006-581-871  
**Legal Description:** Lot 1, Section 35, Township 20, Range 21, West of the 6th Meridian, Kamloops Division Yale District, Plan 23065  
**Civic Address:** 640 Tunkwa Lake Road, Savona  
**Area:** 1.7 ha  
**ALR Area:** 1.7 ha  
**Purchase Date:** June 21, 1996  
**Owner:** Terasen Gas Inc

**Total Land Area:** 1.7 ha  
**Total ALR Area:** 1.7 ha  
**Current Land Use:** Compressor station and odourant injection site.

### PROPOSAL DETAILS

#### Non Farm Use

Area	Agricultural Capability	Agricultural Capability Source
0.1	Prime	CLI

**Surrounding Land Uses:**

North      Agricultural  
 East        Agricultural  
 South      Agricultural  
 West        Agricultural

**Official Community Plan**

**Bylaw Name:**        Cherry Creek-Savona OCP

**Designation:**        Agricultural

**OCP Compliance:** Yes

**Zoning**

**Zoning Bylaw Name:** Zoning Bylaw No. 940

**Zoning Designation:** AF-1 - Agriculture/Forestry

**Minimum Lot Size:**    8.0 ha

**Zoning Compliance:** Yes

**Committee Recommendations**

Type	Recommendation	Description
Planning Staff	No Comment	Planning staff noted that the existing utility use pre-dates the OCP.
Board/Council	No Comment	Thompson-Nicola Regional District Board: The Regional Board forwarded the application without comment or recommendation as per policy

**STAFF COMMENTS**

The 1.7 ha subject property was created in September 1972, prior to the creation of the Agricultural Land Commission and has been used as a compressor facility and odourant injection site for compression of natural gas for delivery to Terasen Customers since that time.

There are have been no previous applications on the subject property as the non-farm use has been continuous since before the creation of the ALR.

The current proposal is to add a storage building to the existing site. The storage building will be placed on the existing lot and will be approximately 267.6 square meters in size. The storage building is required for the "odourant trailer when it is in the Kamloops area".

The Commission, should it approve the application may wish to consider the following options in light of the long term non-agricultural use of this property:

1. approve the application as proposed and indicate to Terasen that future improvements or changes to the site will require the submission of a new non-farm use application.
2. approve the application as proposed and indicate to Terasen that future improvements and increases to the facility within the existing 1.7 ha subject property would not require the submission of a new application.

3. approve the application as proposed and indicate to Terasen that future improvements within the existing fenceline would not require the submission of a new application but that future additions to the facility outside of the fenceline would require a new non-farm use application.

4. approve the application as proposed and indicate to Terasen that should future improvements be contemplated that this should be done by way of an exclusion application.

## **ATTACHMENTS**

51821\_ContextMap50k.pdf

51821\_ContextMap10k.pdf

51821 airphoto.pdf

51821 proposal sketch.pdf

## **END OF REPORT**

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**Signature**

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**Date**