



Agricultural Land Commission
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Burnaby, British Columbia V5G 4K6
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www.alc.gov.bc.ca

December 13, 2010

Reply to the attention of Brandy Ridout
ALC File: 51967

Klaus Kuemmerle
5448 Dixon Dam Road
Vernon, BC V1B 3J7

Dear Mr. Kuemmerle:

Re: Application for a Non-Farm Use in the Agricultural Land Reserve

Please find attached the Minutes of Resolution #2797/2010 outlining the Commission's decision as it relates to the above noted application.

Other approvals may be necessary. Prior to proceeding, the Commission suggests you contact your Local Government.

Yours truly,

PROVINCIAL AGRICULTURAL LAND COMMISSION

Per:

A handwritten signature in blue ink, appearing to read 'B. Underhill', is written over the printed name.

Brian Underhill, Executive Director

Enclosure: Minutes/Sketch Plan

cc: Regional District of North Okanagan (10-0066-C-ALR)
BC Assessment, Kelowna

BR/
51967d1



A meeting was held by the Provincial Agricultural Land Commission on November 25, 2010 in Kelowna, BC.

PRESENT:	Roger Mayer	Chair, Okanagan Panel
	Jim Johnson	Commissioner
	Sylvia Pranger	Commissioner
	Brandy Ridout	Staff
	Martin Collins	Staff

For Consideration

Application: 51967
 Applicant: Cathryn Kuemmerle
 Agent: Klaus Kuemmerle
 Proposal: To allow a meat and sausage processing plant on a 2.3 ha property as a non-farm use. The facility has been in operation since 1998 as a 'home occupation use' in the ALR. The ALC has since established guidelines to define the extent of 'home occupation use' and 'farm use' within the ALR which puts the operation out of compliance. The new ALC guidelines apply with the expansion request for an attached 85 metre square building with a 70 metre square basement.
 Legal: Lot 1, Section 7, Township 5, Osoyoos Division Yale District, Plan 30551
 PID: 003-900-614
 Location: 5448 Dixon Dam Road, Vernon

Site Inspection

A site inspection was conducted on November 24, 2010. Those in attendance were:

- Roger Mayer Chair, Okanagan Panel
- Jim Johnson Commissioner
- Sylvia Pranger Commissioner
- Brandy Ridout Staff
- Martin Collins Staff
- Cathryn Kuemmerle Applicant
- Klaus Kuemmerle Agent

Mr. Kuemmerle confirmed that the staff report was received and wished to correct the statement that 100% of the meat is sourced from Alberta – in fact as much local meat is sourced as possible.

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

Assessment of Agricultural Capability

The agricultural capability ratings for the subject property were interpreted using the BC Land Inventory (BCLI), 'Land Capability Classification for Agriculture in B.C.' system as predominantly Class 2 and 3 for tree fruits with limitations of soil moisture deficiency and topography. Class 2 land has minor limitations that require good ongoing management practices or slightly restrict the range of crops, or both. Class 3 land has limitations that require moderately intensive management practices or moderately restrict the range of crops, or both.

Assessment of Agricultural Suitability

The Commission assessed whether factors such as encroaching non-farm development have caused or will cause the land to become unsuitable for agriculture. The Commission does not believe there are factors that render the land unsuitable for agricultural use.

Assessment of Impact on Agriculture

The Commission also assessed the impact of the proposal against the long-term goal of preserving agricultural land. It believed that the operation of the sausage processing plant provided a benefit to local agriculture, did not have too large a footprint, was only slightly larger than the 100 m² area permitted under the Agricultural Land Reserve Use, Subdivision and Procedure Regulation for a home-based business, and was proposing to use an area for the expansion that was not vital for the agricultural use of the property. As such, it was not opposed to the continued use and proposed expansion of the operation. However, the Commission wished to express that it would not consider further future expansion to be appropriate due to the parcel size and nature of the surrounding agricultural area.

IT WAS

MOVED BY: Commissioner Johnson

SECONDED BY: Commissioner Pranger

THAT the application for the continued operation of an existing meat and sausage processing plant and its expansion a further 85 square metres with a 70 metre square basement be allowed.

This decision does not relieve the owner or occupier of the responsibility to comply with applicable Acts, regulations, bylaws of the local government. This includes zoning, subdivision, or other land use bylaws, and decisions of any authorities that have jurisdiction under an enactment.

CARRIED

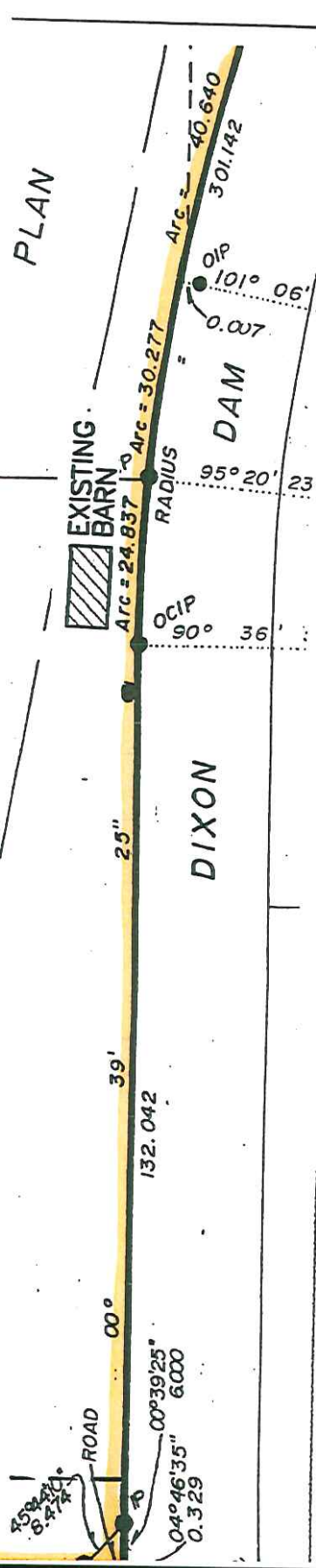
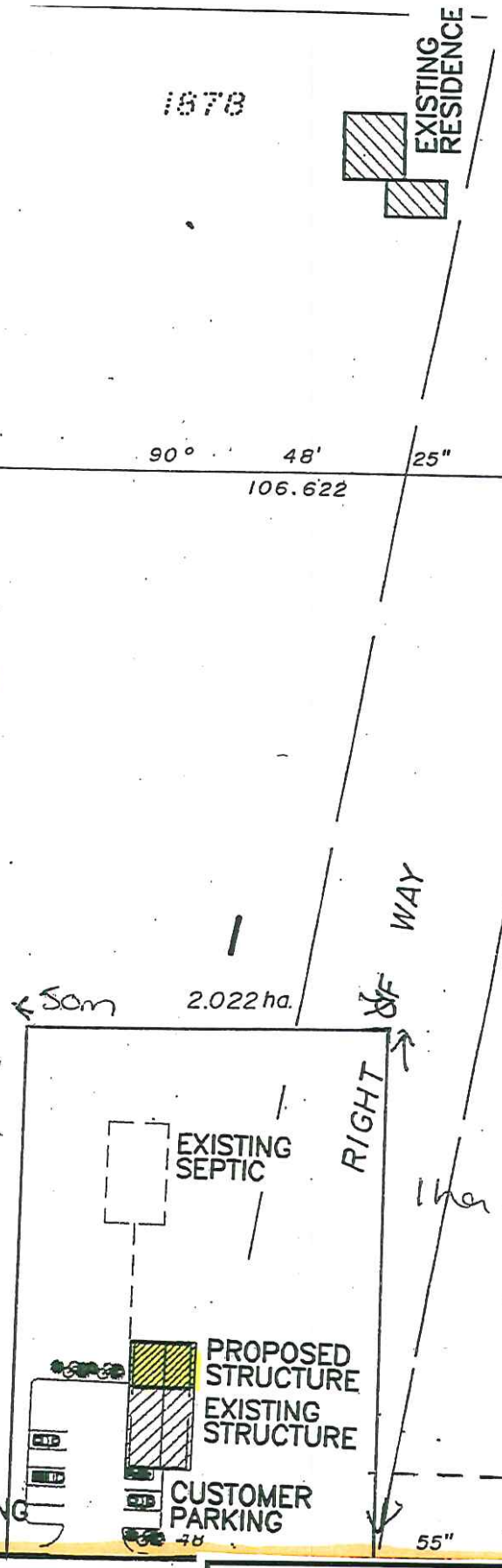
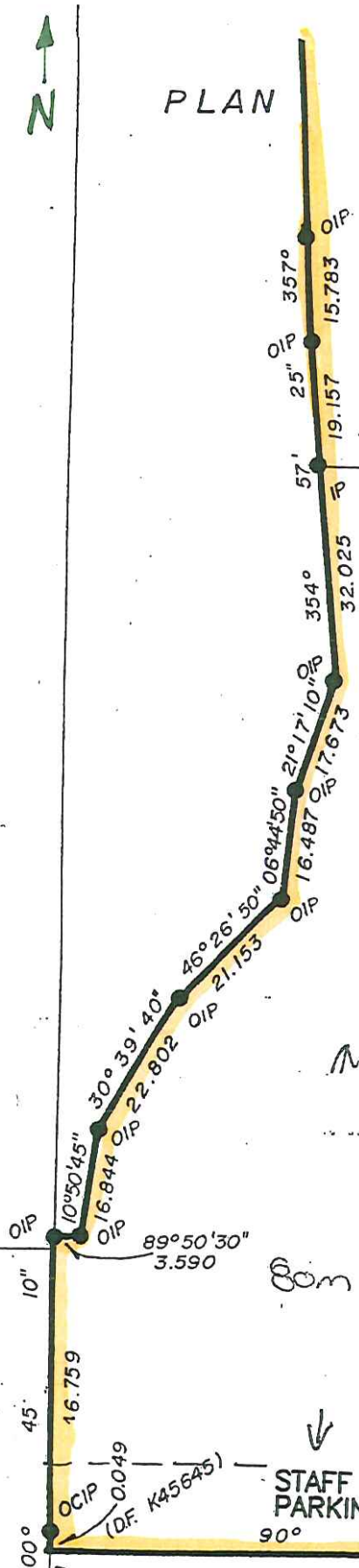
Resolution #2797/2010



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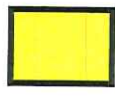
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SITE PLAN

Scale: 1"=1000'

A-104

Provincial Agricultural Land Commission
 Application #51967
 Resolution #2797/2010

 85 m² area approved for expansion of existing sausage processing facility (with 70 m² basement)