



Provincial Agricultural Land Commission - Staff Report

Application: 51967

Applicant: Cathryn Kuemmerle
Agent: Klaus Kuemmerle
Local Government: Regional District of North Okanagan

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.

BACKGROUND INFORMATION

A cooling trailer was added to the building under a Development Variance Permit, which lapsed in 2001. The applicant has applied for an OCP/Rezoning amendment as well as a text amendment to the I.4 zone to allow fancy meat and sausage plants as a permitted use. The current size required is 4 ha. A site specific zoning text has also been drafted and has had first reading (Bylaw no.2423, 2009).

100% of the meat is sourced from a federally inspected facility in Alberta.

Bylaw contravention action was initiated in 2005 by the Regional District Enforcement Officer after complaints were received about the scale of the operation and smoke from the meat curing operation. No action was taken as it appears no information was passed onto the Board of Directors.

PROPERTY INFORMATION

PID: 003-900-614
Legal Description: Lot 1 Section 7 Township 5 Osoyoos Division Yale District Plan 30551
Property Area: 2.3 ha
ALR Area: 2.3 ha
Purchase Date: July 17, 1989
Location: 5448 Dixon Dam Road
Owner: Cathryn Kuemmerle

LAND USE

Current Land Use:

Residence, workshop, hay barn and BX brand sausage facility.
Pasture and Livestock pens

Surrounding Land Uses:

North: Pasture/hayfield - ALR
East: Pasture/hayfield - ALR
South: Residence, Pasture/hayfield - ALR
West: Residence, Pasture/hayfield - ALR

PROPOSAL DETAILS

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Non- Farm Use Area: 2.3 ha

Non- Farm Use Type: Commercial / Retail: Commercial - other

Agricultural Capability:

The majority of the area under application is rated as: Prime Dominant

Source: BCLI

Mapsheet: 82L.024

PREVIOUS APPLICATIONS

Application ID: 30416

Legacy #: 05435

Applicant: JOSEPH & MARIA IRRO

LOCAL GOVERNMENT INFORMATION

Official Community Plan:

Bylaw Name: Rural Vernon OCP Bylaw No.1708, 2003

Designation: Agricultural

OCP Compliance: Yes

Zoning:

Zoning Bylaw Name: RDNO Zoning Bylaw No. 1888, 2003

Zoning Designation: Country Residential

Minimum Lot Size: 2.0 ha

Zoning Compliance: No

Comments and Recommendations:

Agricultural Advisory Committee

Authorize submission of the application to the ALC, subject to third reading of Rezoning Bylaw 2423, 2009.

Board/Council

Authorize submission of the application to the ALC, subject to third reading of Rezoning Bylaw 2423, 2009.

ALC STAFF COMMENTS

Staff would like the Commission to note the following:

- 1) The land adjacent to the existing building proposed for expansion has an improved 'Prime' agricultural rating within the BCLI classification regime.
- 2) The applicants are proposing the expansion to keep future additional processing equipment and related items under permanent cover and not exposed to the elements as is the case at present.
- 3) The applicants are proposing to utilize 'non-viable' space surrounding the existing building to create a more efficient flow of products and accommodate the growing demand for custom processing.
- 4) Staff is concerned at the size of the proposed expansion in the floor plan and the parking area. Should the Commission allow an expansion and a 'non far use' within the ALR, the size needed should be carefully assessed.

ATTACHMENTS

51967_ContextMap10k.pdf
51967_AirphotoMap5k.pdf
51967 - Proposal Sketch.pdf
51967 - Proposal Sketch layout.pdf
51967 - OCP text admendment information.pdf
51967 - OCP text admendment information pg.2 .pdf

END OF REPORT

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