

Temporary Use Permit Proposal

Applicant: Philip Wilson (on behalf of the property owners)

Property Address: 15792 Sawmill Road, Lake Country, BC

Zoning: A1 – Agriculture

Parcel Size: 13 acres

OCP Designation: Agricultural

Proposal Summary: Temporary seasonal use of an existing 7,700 sq. ft. building for off-season boat storage

1. Purpose of the Temporary Use

This application seeks a Temporary Use Permit to allow the seasonal storage of boats within an existing 7,700 sq. ft. concrete and steel building. The structure is not heated, not insulated, and currently unusable for agricultural activities in its current condition. Storage would occur seasonally from October to April and would be limited to the interior of the building only. There will be no outdoor boat storage or expansion of the building footprint.

2. Description of the Property

The 13-acre property is located at 15792 Sawmill Rd in Lake Country, BC. It is actively being developed for agricultural use and includes:

- A 3,000 sq. ft. residence with a 970 sq. ft. suite
- A 50' x 60' workshop used for personal and farm equipment
- A 7,700 sq. ft. steel and concrete building proposed for boat storage
- Fenced cattle grazing area
- A developing orchard site (with deer fencing installed and trees being prepared for planting)

Current Agricultural Work on Site

The owners have been actively developing the agricultural potential of the 13-acre property since acquiring it in 2021. The following improvements and work are currently underway or have recently been completed:

- Cattle Grazing: The site is home to a growing cattle operation. Fencing and gated access points have been installed around the grazing areas, and livestock are actively on-site. Cattle sales have been secured for the fall, which will meet the farm classification threshold for BC Assessment purposes. Farm status is expected to be implemented by October.
- Orchard Preparation: Approximately 2 acres on the northeast side of the property have been prepared for a future orchard. Deer fencing has been installed, and land grading and irrigation planning are ongoing in anticipation of spring planting.
- Drainage and Irrigation Access: Surface water drainage improvements have been completed to support both pasture and orchard development. Irrigation line connections

have been mapped and initial trenching is underway.

- Soil Remediation and Seeding: Following a bylaw infraction related to unauthorized fill, the owners have worked cooperatively with the Agricultural Land Commission and other regulatory bodies to mediate and resolve the issue. All fill has now been removed. The disturbed area is being graded and seeded to re-establish its suitability for agricultural use.
- Equipment and Infrastructure: A 50' x 60' steel workshop is being used to maintain farm equipment, fencing tools, and personal agricultural machinery. It also serves as a staging area for fencing and orchard-related work.

This work reflects a strong, ongoing commitment to restoring and enhancing the agricultural productivity of the land while ensuring the proposed non-farm use is isolated, temporary, and financially supports farm activities.

Other Non-Agricultural Uses on the Property

In addition to the agricultural activities, the property is home to a small, home-based business: LakeCountry Dock and Marine LTD. This business specializes in the sales, service, and installation of boat lifts. The following points describe the scope and limitations of this non-agricultural use:

- The business operates primarily as an administrative and equipment staging hub, with all sales and service work performed off-site.
- No lift storage, sales, or customer service occurs on-site — all inventory is warehoused in Sicamous, and installations occur at customer lakeside properties throughout the Okanagan region.
- The workboat used for installations is parked on-site when not in use and is used to transport new lifts from Sicamous to installation sites.
- The business area occupies less than 100 m² and is located in a small workshop separate from the residence and agricultural buildings.
- There is no storefront, no advertising on-site, and customers do not visit the property. Appointments, when needed, are conducted off-site or virtually.

The operations are quiet, seasonal, and do not interfere with the agricultural use of the land. The business contributes additional income that helps sustain agricultural improvements and has minimal physical or visual impact on the surrounding land.

3. Justification for the Temporary Use

The proposed temporary use is reasonable, contained, and financially supports the agricultural operations underway on the property. The following points reinforce why the use is appropriate:

- The building proposed for use is otherwise idle and not currently viable for agriculture
- No productive farmland is being converted or impacted
- The property is neighboring the Oyama industrial park and there will be little or no impact to any neighbors

- The property will remain in agricultural use with no loss of soil or site integrity
- The use is fully seasonal, reversible, and occurs entirely within the existing structure

Additional Considerations:

- The business will not use the Oyama boat launch at any time unless a storage customer lives on woods lake and is getting the boat delivered for the season.
- No servicing or sales of boats will occur at this location now or in the future
- Customers using the storage service are from across the Okanagan and will continue using their existing home lakes; no increased traffic to Wood Lake, Kalamalka Lake, or Woods Recreation area is expected
- Traffic impacts will be minimal and contained to existing driveway access

4. Compliance with OCP and Mitigation Measures

The proposed use does not conflict with the OCP's Agricultural designation because:

- No structural changes or service upgrades are proposed
- Agricultural activity will continue on the remainder of the parcel
- All proposed non-farm use is temporary and non-disruptive
- The use enhances farm viability by creating sustainable farm-supporting income

Mitigation & Compliance:

- There is no public storefront
- Vehicle access is via existing gravel driveway
- The storage building is away from property lines and residential neighbours

Additional Note:

There was a past bylaw infraction related to imported fill. The owners have been working with the Agricultural Land Commission and other agencies to resolve the matter through formal mediation. This process is nearly complete: the unauthorized material has been removed, and the remaining area is now being graded and seeded to return it to agricultural standards.

5. Term Requested

We request a three-year Temporary Use Permit, with the option to renew, pending Agricultural Land Commission approval for the concurrent Non-Farm Use application.

6. Attachments

- Site Plan (Google satellite and labelled schematic)
- ALR Non-Farm Use application (referenced)
- Photos of buildings and agricultural uses
- Owner Authorization

Photos of buildings







