



Provincial Agricultural Land Commission - Applicant Submission

Application ID: 105122
Application Type: Non-Farm Uses within the ALR
Status: Submitted to L/FNG
Name: Vanderlende et al.
Local/First Nation Government: District of Lake Country

1. Parcel(s) Under Application

Parcel #1

Parcel Type Fee Simple
Legal Description LOT B SECTION 12 TOWNSHIP 14 AND OF DISTRICT LOT 4934 OSOYOOS DIVISION YALE DISTRICT KAP78489
Approx. Map Area 4.93 ha
PID 026-339-102
Purchase Date Apr 6, 2021
Farm Classification No
Civic Address 15792 sawmill rd lakecountry bc
Certificate Of Title Property Title.pdf

Land Owner(s)	Organization	Phone	Email	Corporate Summary
Caitlin Vanderlende	Not Applicable	2508570571	phil.wilson@live.c a	Not Applicable
Kelsey Wilson	Not Applicable	5874386974	phil.wilson@live.c	Not Applicable

kristian wilson	Not Applicable	2503179281	a kris_w1@hotmail.com	Not Applicable
Philip Wilson	Not Applicable	2508570571	phil.wilson@live.c a	Not Applicable

2. Other Owned Parcels

Do any of the land owners added previously own or lease other parcels that might inform this application process? No

3. Primary Contact

Type Land Owner
First Name Philip
Last Name Wilson
Organization (If Applicable) No Data
Phone 2508570571
Email phil.wilson@live.ca

4. Government

Local or First Nation Government: District of Lake Country

5. Land Use

Land Use of Parcel(s) under Application

Describe all agriculture that currently takes place on the parcel(s). 026-339-102 currently has
3 grazing cattle
7 acers of grazing area
2 acres are prepared for orchard planting in the spring

Describe all agricultural Agricultural Improvements Summary for 15792 Sawmill Rd, Lake Country,

**improvements made to the
parcel(s).**

BC

Since the purchase of the property in 2021, significant agricultural improvements have been undertaken to enhance the viability and productivity of the land for farming purposes. The key improvements include:

- **Land Clearing:** The entire property has been cleared of dense bramble and overgrown weeds to prepare the land for productive agricultural use.
- **Fencing and Access:** A secure perimeter fence has been installed around the 13-acre parcel, including multiple gates to facilitate efficient access to different sections of the property.
- **Deer Fencing:** A dedicated deer fence has been installed around approximately 2 acres designated for orchard planting in the spring, protecting young trees from wildlife damage.
- **Drainage Systems:** Six strategically placed drainage systems have been installed across the property to effectively manage overland flooding, ensuring suitable soil conditions for crop and pasture health.
- **Topsoil Management:** All previously bulldozed topsoil has been returned and evenly spread across the yard area to optimize soil quality for agricultural use.
- **Irrigation Preparation:** A water access point has been prepared for irrigation purposes, pending approval of the water use permit, to support sustainable watering of crops and pastures.
- **Farm Structures:** A dedicated cattle shelter shed has been constructed to provide protection and shelter for livestock.
- **Orchard Development:** Multiple fruit tree varieties have been planted across the property to evaluate their viability and optimize orchard production potential.
- **Pasture Management:** The property has been seeded and maintained primarily for cattle grazing, with ongoing weed control to support pasture health.
- **Livestock Management:** Cattle have been purchased and are currently being raised on the property, with adequate feeders, troughs, and water supply infrastructure in place to support their health and productivity.
- **Farm Equipment:** Multiple tractors and a full range of farm implements have been acquired to facilitate efficient land management, cultivation, and other farm operations.

These improvements collectively support the agricultural productivity and sustainability of the property and demonstrate ongoing investment in its agricultural use.

Describe all other uses that currently take place on the parcel(s).

Other Uses on the Property

In addition to agricultural activities, the following uses currently take place on the property at 15792 Sawmill Rd, Lake Country, BC:

- Residential Use: The property includes a 3,000 square-foot main home with an attached 970 square-foot suite, which serves as the residence for the property owners.
- Workshop Use: A 50 x 60-foot workshop is used for maintenance and repair of farm equipment as well as personal recreational vehicles, including dirt bikes and cars. This workshop is not used for any commercial manufacturing or industrial activity.
- Home-Based Business – Lake Country Marine: A small portion of the yard (less than 100 m²) is used for the home-based business Lake Country Marine. The business involves sales, servicing, and installation of boat lifts. No new boat lifts are stored on-site; all inventory is warehoused in Sicamous. A work boat is parked on the property to facilitate loading of new boat lifts for installation on the nearby lakes. The business does not have a storefront, and customer interactions occur by appointment only and off-site.
- Access and Circulation: Multiple access points and gates allow movement of vehicles, equipment, and boats throughout the property to support both agricultural and non-farm uses.

Land Use of Adjacent Parcels

	Main Land Use Type	Specific Activity
North	Unused	Owner currently has the property for sale. It has a small cabin that is not in use. The area is also ALR. The second owner operates a marijuana growing facility
East	Industrial	3 properties border us to the East that are part of the Oyama industrial park. Grizzly Trucking

(dump truck and logging truck company) Kon-Cast (concrete barrier and prefab concrete structure company) Windfield wood and Lath. (an industrial sawmill)

South	Agricultural / Farm	2 residential homes and an organic vegetable farm.
West	Unused	Wild area owned by Ducks Unlimited

6. Proposal

How many hectares are proposed for non-farm use? 0.0715 ha

What is the purpose of the proposal?

Agricultural Land Commission (ALC) Non-Farm Use Proposal

Applicant: Philip Wilson

Property Address: 15792 Sawmill Road, Lake Country, BC

Parcel Size: 12.3 acres

Current Use: Cattle grazing and future orchard production

Proposed Non-Farm Use: Seasonal boat storage within existing structure

1. Purpose of the Proposal

This application seeks approval from the Agricultural Land Commission (ALC) to permit the seasonal storage of boats within an existing 7,700 square-foot concrete and steel building located on the subject property. The building is currently unsuitable for agricultural use due to its lack of heating, insulation, and interior configuration. The intent is to utilize this underused space in a manner that does not disrupt existing agricultural activities.

2. Description of the Property and Existing Uses

The 13-acre parcel at 15792 Sawmill Road is actively used for cattle grazing and future orchard operations. These agricultural activities are ongoing and will continue to operate unaffected by the proposed use. The property contains a large, unheated, and uninsulated concrete and steel structure that is not viable for agricultural production or storage in its current condition. The property also serves as a residential home for the property owners.

3. Details of Proposed Non-Farm Use

- Type of Use: Storage of boats (primarily during the off-season, fall through spring)
- Structure Involved: 7,700 sq. ft. concrete and steel building

- Modifications Required: None — storage will use the existing footprint and structure
- Duration: Ongoing seasonal use (e.g., October through April)
- Traffic & Impact: Minimal vehicle traffic; no disruption to farming activities or soil

4. Rationale and Justification

The building in question is not being used for farming due to its design and construction. By allowing seasonal boat storage:

- The space is productively utilized without altering agricultural land
- Supplemental income is generated to support farm operations
- No arable land is lost or compromised
- The building remains intact and available for future agricultural retrofitting if feasible

5. Impact on Agriculture

The proposed use will not interfere with existing agricultural operations. It will be confined to an enclosed building, set apart from active orchard and cattle areas. There will be no soil disturbance, no paving, and no negative environmental impacts. This use will help preserve the long-term agricultural viability of the land by generating revenue that supports farm maintenance and operations.

6. Compliance with ALC Objectives

The application aligns with the Agricultural Land Commission Act by:

- Supporting the financial sustainability of agricultural use
- Ensuring that no productive agricultural land is removed from potential use
- Maintaining the long-term flexibility of the building for possible future farm-related use

7. Conclusion and Request

We respectfully request that the ALC approve this Non-Farm Use application for boat storage. The proposed use is temporary, contained, and non-intrusive, and it complements the overall agricultural integrity of the land. We are committed to ensuring that all activities remain compatible with the goals of the ALC and will take any necessary steps to mitigate concerns or ensure compliance with local bylaws and provincial regulations.

Could this proposal be accommodated on lands outside of the ALR?

The proposed boat storage use is limited exclusively to an existing 7,700 sq. ft. concrete and steel structure that currently sits idle on the property. The structure is not suitable for agricultural production in its current state, and no arable soil or active farmland will be impacted by its seasonal use for

storage.

Relocating the use to non-ALR land would:

Require the construction or lease of new space, which is economically inefficient compared to utilizing an already-built structure
Leave the existing building underutilized, contradicting sustainability and land-use efficiency goals
Fail to contribute any benefit to the farming operation, whereas the proposed use generates farm-supporting income

Additionally, the scale of the use is small and self-contained, and it poses no conflict with ongoing agricultural activities. The building is not on prime soils, and the proposed use does not trigger any land development or permanent conversion of agricultural land.

In short, this is a site-specific, building-specific proposal that:

Makes practical use of an existing structure
Avoids new land disturbance
Supports the long-term viability of agricultural operations on the site

For these reasons, this specific proposal cannot be effectively relocated to non-ALR land without undermining its economic rationale or leaving a permanent structure unused on a working farm.

Does the proposal support agriculture in the short or long term?

es, this proposal supports agriculture in both the short and long term by:

Short-Term Benefits:

Generates supplemental income that helps offset farm operating costs, equipment maintenance, and land upkeep.
Utilizes an otherwise idle structure in a productive way, without diverting resources from active farming activities (cattle and orchard).
Ensures that no land currently in agricultural use is lost or disrupted.

Long-Term Benefits:

Maintains the viability of the farm operation by helping the landowner diversify revenue streams, reducing reliance on seasonal agricultural income alone.
Preserves the 7,700 sq. ft. building without structural decay or abandonment, keeping it available for future agricultural retrofitting if economic or operational conditions change.
Reinforces the sustainability of the farm by keeping it financially stable, which ultimately supports the long-term retention of the land in agricultural use.

The proposed use is compatible with agriculture and allows the farming operation to remain economically resilient — which is in line with the Agricultural Land Commission’s mandate to preserve agricultural land and encourage farming.

Proposal Map / Site Plan Site_Plan_15792_Sawmill_Rd.png

Do you need to import any fill to construct or conduct the proposed Non-farm use? No

7. Optional Documents

Type	Description	File Name
Photo of the Application Site	Building Door	Proposed building 3.jpg
Photo of the Application Site	Building Exterior	Proposed building 2.jpg
Photo of the Application Site	Building interior	Proposed storage interior.jpg