
MEETING TYPE: Regular Council Meeting
MEETING DATE: July 16, 2024
AUTHOR: Jason Tran, Planner
DEPARTMENT: Planning and Development
ITEM TITLE: Agricultural Land Reserve |ALR00178 | 1090 Camp Road
DESCRIPTION: A Non-Farm Use Application to allow special events in a farm building on a property in the Agricultural Land Reserve

PURPOSE

To allow the owner to host special events within a greenhouse and adjoining accessory building on a property in the Agricultural Land Reserve.

RECOMMENDATION

THAT Agricultural Land Reserve ALR00178 application for Non-Farm Use on the property at 1090 Camp Road, legally described as LOT 4 SECTION 20 TOWNSHIP 20 OSOYOOS DIVISION YALE DISTRICT PLAN 1657, Roll 02763.000 be supported;
AND THAT ALR00178 application for Non-Farm Use be forwarded to the Agricultural Land Commission.

EXECUTIVE SUMMARY

The subject property is zoned A1—Agriculture and is located within the Agricultural Land Reserve (ALR). The applicant proposes to host special events i.e. weddings within two buildings constructed for agricultural purposes.

The Agricultural Land Commission (ALC) considered this proposal a Non-Farm Use; therefore, the ALC would be required to authorize the proposed application to host events on the subject property.

Agriculture is an important part of the District of Lake Country’s community identity. The District’s Official Community Plan (OCP) contains policy to foster the agricultural sector and to support local producers and related businesses.

The agricultural sector is challenged to develop and maintain viable farm-based businesses. The applicant’s proposed event venue would support a farm-based business by creating a separate income stream; however, the District is aware of bylaw compliance issues regarding the use of the property as an event venue.

Staff support the use of the property to host events with conditions in place to mitigate concerns raised from residents regarding event-related noise, vehicle traffic, and parking.

BACKGROUND/HISTORY

The owner took possession of the property in October 2020 and brought the land back into production with wine grapes (+/- 3.0 ha) in 2022.

The owner designed and built the greenhouse and the adjoining building in 2020 to propagate vine cuttings, store current and future agricultural equipment, and provide a break room for farm workers equipped with a lunchroom, washrooms and produce-washing area.

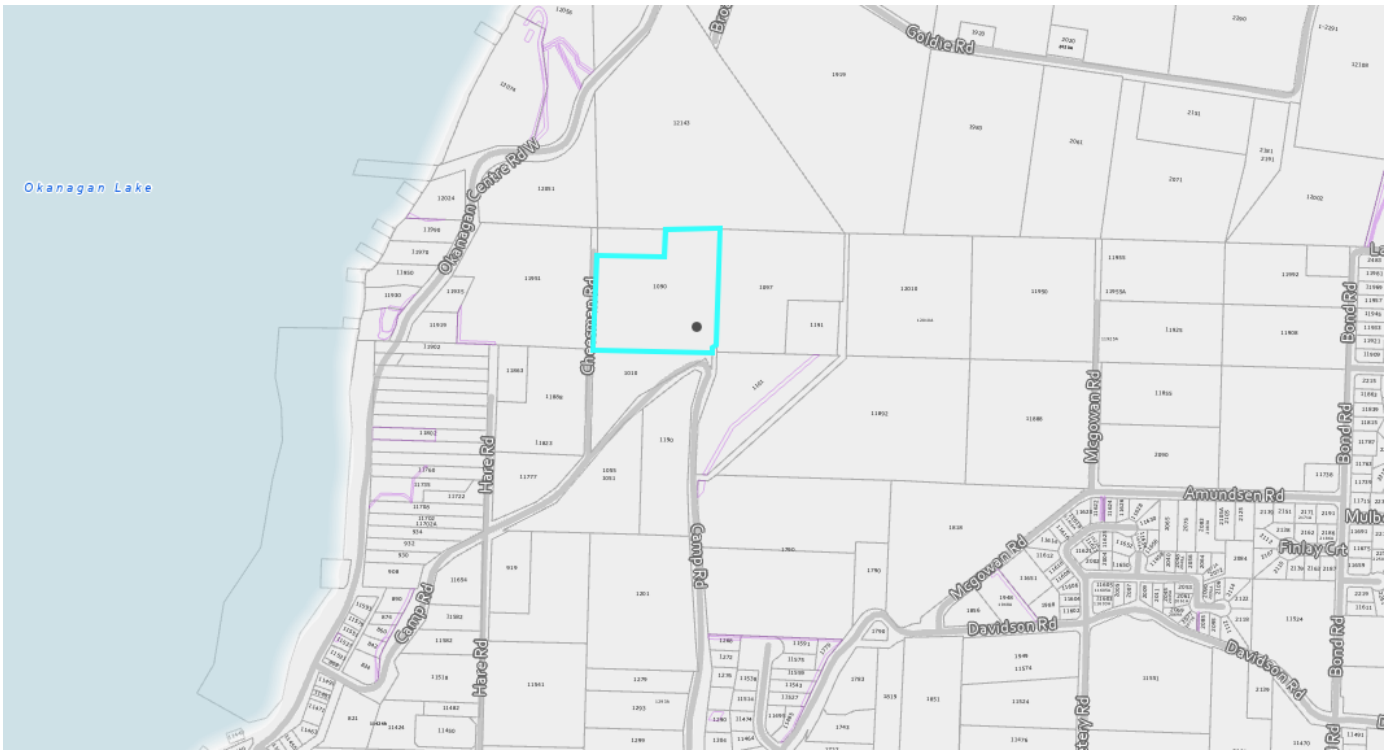
TABLE 1: PROPERTY INFORMATION

PROPERTY INFORMATION			
Civic Address:	1090 Camp Road		
Roll Number:	02763.000		
Legal Description:	PID: 011-367-415 LOT 4 SECTION 20 TOWNSHIP 20 OSOYOOS DIVISION YALE DISTRICT		
Applicant:	Jagdeep Alfred	Owner(s):	Jagdeep Alfred
OCP Designation:	Agricultural		
Existing Zoning Designation:	A1 – Agriculture 1		
Land Use Contract:	No		
ALR:	Yes		
Parcel Size:	3.5 ha (8.73 acres)		
DP Area(s):	None		
Water Supply:	DLC		
Sewer:	On-site		
Site Context:	Zoning:	Use:	
<i>North:</i>	A1 – Agriculture 1	Agriculture (Apple Orchard)	
<i>East:</i>	A1 – Agriculture 1	Agriculture (Christmas Tree Farm)	
<i>South:</i>	A1 – Agriculture 1	Agriculture (Vineyard)	
<i>West:</i>	A1 – Agriculture 1	Agriculture (Apple Orchard)	

SITE CONTEXT

The property is 3.5 ha (8.73 acres), and a residential site with other accessory buildings is located on the southeast corner of the parcel. Water is provided by the District of Lake Country, and an on-site septic system provides sanitary sewer service to the lot. The septic field is just west of the existing principal home. The subject property is surrounded by other properties in the ALR.

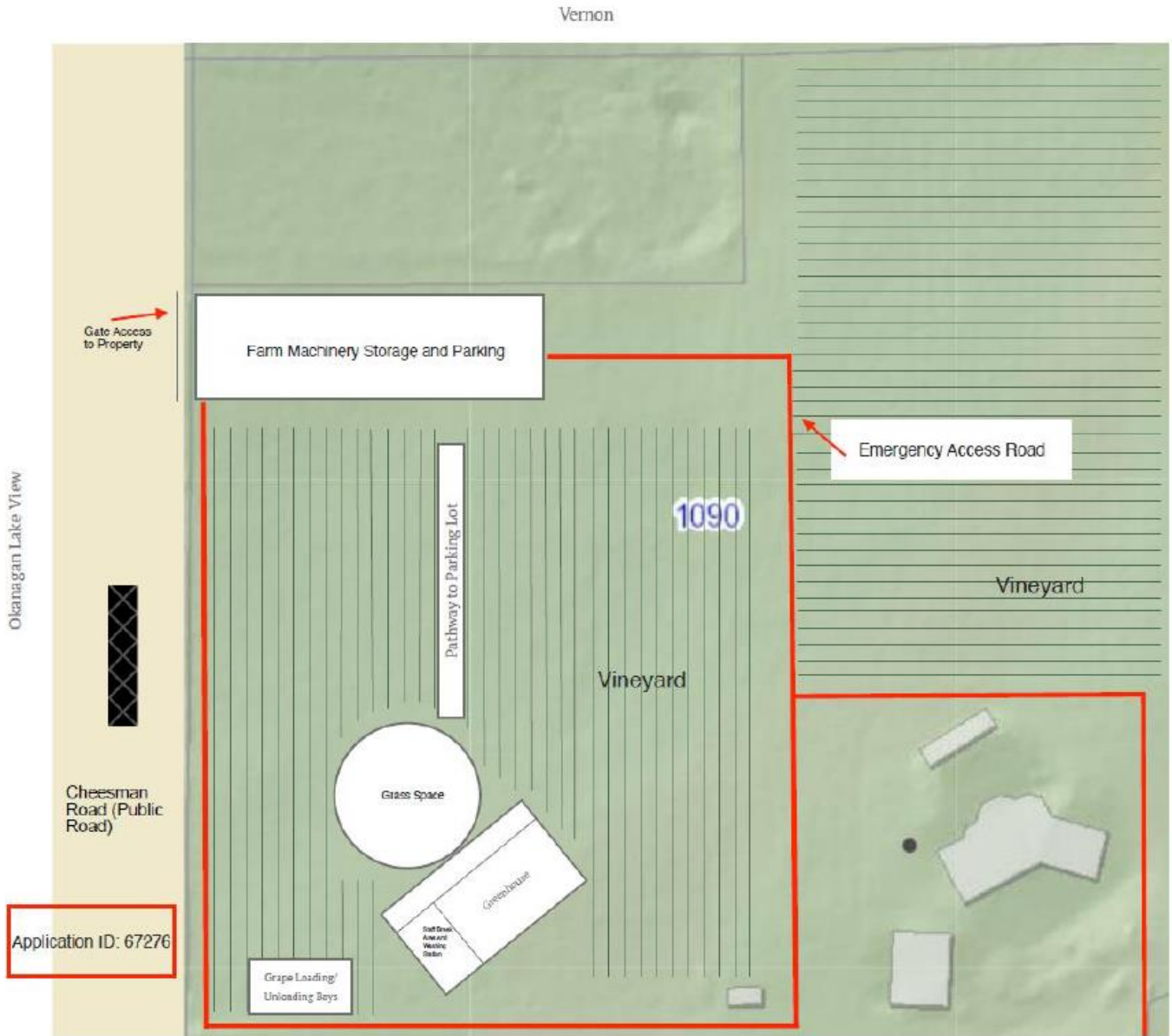
MAP 1: LOCATION MAP



MAP 2: ORTHOPHOTO (2024 PHOTO)

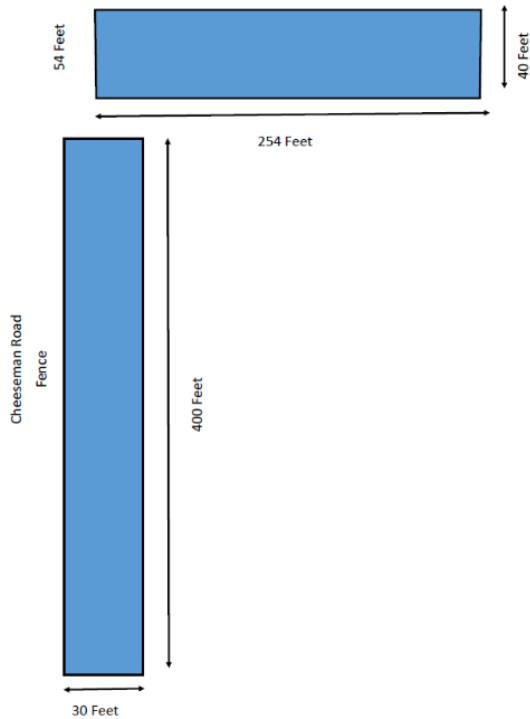


FIGURE 1: CONCEPTUAL SITE PLAN



SITE PHOTO 1: GLASS BUILDING AND ACCESSORY BUILDING



FIGURE 2: PARKING AREAS (SUBMITTED BY THE APPLICANT)**TABLE 2: FILE CHRONOLOGY**

Date	Event
2023-01-09	Application Submission
2024-06-05	Internal & External Referrals
2024-06-10	Agricultural Advisory Committee (AAC) (1 st Meeting)
2024-07-08	Agricultural Advisory Committee (AAC) (2 nd Meeting)
2024-07-16 (Today)	Council Regular Meeting

DISCUSSION/ANALYSIS

The owner is seeking approval to host festivals and events inside the existing greenhouse and adjoining building on the subject property (Attachment A). The owner also intends to use associated outdoor space to host events (Attachment B).

Agricultural Land Commission

The ALC's Gathering for an Event in the Agricultural Land Reserve (ALR) Policy L-22 informs this application (Attachment C). Policy L-22 guides ALR owners to use their farm property for additional income in a manner consistent with the ALR.

The proposal would require purpose-built permanent farm buildings to be upgraded for non-agricultural activities for limited periods throughout the year. The proposal does not comply with all criteria listed in ALR Policy L-22 as the applicant would use existing buildings to host special events. The ALC requires the owner to submit a Non-Farm Use application to authorize special events on the subject property.

Agricultural Advisory Committee

The District's Agricultural Advisory Committee (AAC) considered this application on June 10 and July 8, 2024. At its meeting on June 10, 2024, the members expressed concerns about on-site event parking. The application was tabled to allow AAC members to visit the subject property and review additional information.

The applicant proposes using the current farm storage area for on-site parking, and to accommodate overflow along the western lot boundary (existing on-site service road). Table 3 provides an estimate of on-site vehicle parking.

TABLE 3: ON-SITE PARKING ESTIMATES

ALC: 150 Max capacity	DLC Staff estimate
Main Parking Area	60
Over-flown Parking Area	20
Total	80

Staff evaluated the application to estimate the potential number of on-site parking spaces compliant with Zoning Bylaw standards (minimum of 2.5 m in width with a minimum length of 6.0 m). If 150 is the maximum venue capacity, the subject property would have sufficient on-site parking to accommodate the bylaw parking requirement for special events.

After reviewing additional parking-related information, the AAC supported the proposed ALR application. At its meeting on July 8, 2024, through discussion, the AAC supported the proposal and reasoned that the proposal would not impact the existing farming operation.

Official Community Plan and Zoning Bylaw

The District's Official Community Plan contains policy to foster the agricultural sector and to support local producers and related businesses. Agriculture is an important part of the District of Lake Country's community identity. The agricultural sector is challenged to develop and maintain viable farm-based businesses. The stresses on the sector are exasperated by climate change and weather-related events over the past number of years.

The applicant's proposed event venue would support a farm-based business by creating a separate income stream; however, the District is aware of bylaw compliance issues regarding the use of the property as an event venue. Staff have received bylaw complaints regarding event-related noise, vehicle use, and parking.

To use the subject property as an event venue, the owner would be required to apply to the DLC for a Business Licence. Should Council and the ALC support the proposed use of the property, through the Business Licencing process, the DLC could mitigate concerns expressed by members of the community by establishing bylaw-based conditions to limit the operation of the business.

Staff support the use of the property to host events with future conditions in place regarding event-related noise and vehicle use and parking established through the Business Licencing.

The proposal is consistent with the District's OCP and Zoning Bylaw.

APPLICABLE LEGISLATION AND POLICIES

Agriculture Plan

Goal 1: Support agriculture throughout government process, policy, and regulation.

- 1.1 Continue to protect and preserve the ALR.

Official Community Plan (OCP)

14.1.3 "a. Respect the mandate and policies of the Agricultural Land Commission."

14.3 "The District of Lake Country is committed to working with the Agricultural Land Commission to support their objective of protecting farmland throughout British Columbia. All development on lands designated as Agricultural must respect the policies of the Agricultural Land Commission."

Zoning Bylaw

12.1. A1 – Agriculture 1

IMPACT ON INFRASTRUCTURE, SERVICES AND STAFF CAPACITY

Engineering and Environmental Services has no concerns with this application.

FINANCIAL IMPLICATIONS

None Budget Previously Approved Other (see below)

CONSULTATION

Internal and External referrals were sent out on June 5, 2024.

DLC Referrals - Engineering

Access permit applications have previously been received and finalized for both driveways to the subject property.

DLC Referrals - Economic Development

Providing picturesque and unique wedding and event venues are important for Lake Country economy. When visitors come to Lake Country to attend events in the community, they will likely rent a short term vacation rental close to the venue and spend money within the community – supporting local businesses. The District realizes that farming is difficult and with the 2024 Agri Tourism strategy development staff will be evaluating different ways to assist farms to diversify their offerings.

99 rows have done a good job creating a beautiful venue that will be sought after by wedding planners around the world. However, concern surrounds mitigating impacts of having up to 150 people on the property for up to 24 hours – 10 times a year. Although business is needed in Lake Country the District has an obligation to ensure the neighbourhood is not negatively impacted through noise and traffic for the sake of economic development.

DLC Referrals - Protective Services

With a structure that can accommodate up to 150 people per event, it is important that the facility:

- is designed to accommodate this occupant load safely (exit doors and the approved interior layout for the assembly of people).
- that access is suitable for emergency services arriving on site and the egress of the public.

With the periodic change of use from a greenhouse to a facility that accommodates the assembly of the public, the Fire Department would rely on the structure being approved through the Building Permit process. Once approved by the Building Department, the Fire Department would inspect the occupancy on a regular frequency to ensure that critical features important to the assembly of people are maintained as mandated within the BC Fire Code. An approved Fire Safety Plan is a requirement.

When approved by the Building Department, the Fire Department would have no additional comments relating to the use of the greenhouse for up to 10 special public occupancy events per year.

Agricultural Land Commission

ALC approval is required through the submission of a non-farm use application.

ALIGNMENT WITH COUNCIL STRATEGIC PRIORITIES

- Create and Support Opportunities for a Healthy, Active and Inclusive Community
- Create Infrastructure That Meets Community Needs
- Encourage Growth of the Downtown Core
- Ensure Sustainable Water Service Delivery for the Community
- Explore Opportunities to Engage with Regional Local Governments for the Betterment of the Community
- Honour Reconciliation by Strengthening Relationships and Inclusiveness with Our Indigenous Partners
- Identify and support improvements to the Development Process

- Implement the Agricultural Plan
- Preserve, Protect and Enhance Our Natural Environment
- Secure long term wastewater service delivery for our community
- Support Opportunities to Diversify Lake Country's Tax Base

ALIGNMENT WITH MASTER PLANS

- | | |
|--|--|
| <input checked="" type="checkbox"/> Agricultural Plan | <input checked="" type="checkbox"/> Official Community Plan |
| <input type="checkbox"/> Climate Action Charter | <input type="checkbox"/> Parks & Recreation Master Plan 2019 |
| <input type="checkbox"/> Housing Needs Report | <input type="checkbox"/> Sanitary Sewer System Map |
| <input type="checkbox"/> Liquid Waste Management Plan Stage 1/2 Report | <input type="checkbox"/> Transit Future Plan-Central Okanagan Region-DRAFT |
| <input type="checkbox"/> McCoubrey Plateau Area Structure Plan | <input type="checkbox"/> Transportation for Tomorrow |
| <input type="checkbox"/> Mobility Master Plan | <input type="checkbox"/> Water Master Plan |

OPTIONS

The following options are presented for the Council's consideration:

- A. THAT Agricultural Land Reserve ALR00178 for property at 1090 Camp Road, legally described as LOT 4 SECTION 20 TOWNSHIP 20 OSOYOOS DIVISION YALE DISTRICT PLAN 1657, Roll 02763.000 be supported, AND THAT ALR00178 be forwarded to the Agricultural Land Commission.
- B. THAT Agricultural Land Reserve ALR00178 for property at 1090 Camp Road, legally described as LOT 4 SECTION 20 TOWNSHIP 20 OSOYOOS DIVISION YALE DISTRICT PLAN 1657, Roll 02763.000 not be supported, AND THAT ALR00178 be forwarded to the Agricultural Land Commission.
- C. THAT Agricultural Land Reserve ALR00178 for property at 1090 Camp Road, legally described as LOT 4 SECTION 20 TOWNSHIP 20 OSOYOOS DIVISION YALE DISTRICT PLAN 1657, Roll 02763.000 not be supported, AND THAT ALR00178 not be forwarded to the Agricultural Land Commission.
- D. THAT Agricultural Land Reserve ALR00178 for property at 1090 Camp Road, legally described as LOT 4 SECTION 20 TOWNSHIP 20 OSOYOOS DIVISION YALE DISTRICT PLAN 1657, Roll 02763.000 be supported with conditions (identified by Council).

Respectfully Submitted,
Jason Tran, Planner

Report Approval Details

Document Title:	ALR00178 - 1090 Camp Road - Non-Farm Use - Council Report.docx
Attachments:	- Attachment A - ALR00178 - ALC Applicant Submission.pdf - Attachment B - ALR00178 - Site Photos of buildings and land.pdf - Attachment C - ALR00178 - ALC Policy L-22 - Gathering for an event.pdf
Final Approval Date:	Jul 10, 2024

This report and all of its attachments were approved and signed as outlined below:

Brian Zurek, Manager of Planning - Jul 10, 2024 - 8:58 AM

Reyna Seabrook, Director of Corporate Services - Jul 10, 2024 - 10:21 AM

Paul Gipps, Chief Administrative Officer - Jul 10, 2024 - 1:13 PM