

Request for Decision ALR Non-Adhering Residential Use Application

File No: P 720 401
Reference: 59704
Date: March 23, 2020

Subject: ALR Non-Adhering Residential Use – Pighin Rd / Hetherington & Thompson
Applicant: Renee Hetherington & Robert Thompson
Agent: Terpsma Land Development Consulting
Location: 8826 Pighin Rd, Wycliffe area
Legal: District Lot 11623, KD, except part in Plans 12818, NEP22123 & EPP15600

Proposal: Construction of a secondary dwelling (which will be stick-frame built onsite) and to retain the existing mobile home dwelling for a farm hand.

Options:

1. THAT the Agricultural Land Commission be advised the RDEK supports the Hetherington & Thompson ALR non-adhering residential use application for their property at 8826 Pighin Road.
2. THAT the Hetherington & Thompson ALR non-adhering residential use application for their property at 8826 Pighin Road, be refused.
3. THAT the Agricultural Land Commission be advised the RDEK supports the Hetherington & Thompson ALR non-adhering residential use application for their property at 8826 Pighin Road, subject to all dwelling units and all improvements including wells, outbuildings, driveways, and all the areas between them being sited within a contiguous 2 ha portion of the property to minimize disturbance to the farm property.

Recommendation: **Option #3**
The property meets the requirements for permitting a farm hand dwelling but the proposed new stick-frame dwelling should be located closer to the existing mobile home to minimize disturbance of the land including additional driveway construction, as per zoning bylaw requirements.

Property Information: **OCP Designation:** RR, Rural Resource which supports rural residential and rural resource land uses with parcel sizes 8.0 ha and larger. The RR designation also recognizes the use of these lands for public utility use, resource extraction, green space and recreation.

Agricultural OCP Policies:

- Land in the ALR is generally designated and supported for agricultural use.
- Preservation and continued use of agricultural land for present and future food production is encouraged.
- Buffers between properties on which farming is taking place and adjacent non-agricultural properties will be established through

setbacks within the zoning bylaw. Measures such as fencing and screening located on adjacent non-agricultural properties should be utilized to ensure that farm operations are adequately protected and buffered.

**Property
Information-
cont'd:**

- The implementation of applicable recommendations from the Regional District Agricultural Plan is supported.
- ALR applications for non-farm use, subdivision, or exclusion should identify opportunities to improve the agricultural capacity, protect productive soils and provide a net benefit to agriculture for the lands that remain within the ALR. (This policy was written before there was an 'ALR non-adhering residential use' type application process).
- New residential development is encouraged to be directed to established development nodes such as Meadowbrook, land within municipal boundaries and area outside the ALR.

Zoning Designation: RR-60, Rural Resource Zone, minimum parcel size: 60 ha.

Parcel Size: 37.8 ha (93.39 ac)

Density: One single family dwelling is permitted. A secondary dwelling for a farm hand is permitted in the RR-60 zone however, pursuant to the zoning bylaw, all dwelling units must be located on a contiguous area of the parcel not larger than 2 ha in size.

ALR Status: Within the ALR

Interface Fire Hazard Rating: Moderate, not within a fire protection area.

BC Assessment: Residential and farm (grain & forage)

Water / Sewer Services: Onsite

Flood Hazard Rating: Seasonal Creeks run through the property. Proposed development must comply with floodplain regulations.

**Agricultural
Capability
Ratings:**

The subject property has four different soil capability ratings. The majority of the property (the easterly 60 acres) is Class 6 with limiting factors of topography and bedrock near the surface. About 20 acres are Class 5 with limiting factors of topography and other cumulative and minor adverse characteristics. This 20-acre portion has an improved rating of Class 4 with limiting factors of topography and stoniness. The 6-acre forested riparian area between Pighin Road and the existing mobile home is Class 6 with limiting factors of topography and is not considered improvable. Approximately 1 ha of the property which lies directly adjacent to Pighin Road is Class 5 with limiting factors of stoniness and other cumulative and minor adverse characteristics. This portion is considered improvable to Class 3 with a limiting factor of stoniness.

Agrologist Report: Not required.

**Additional
Information:**

- The existing mobile home is 14'x40' and is placed on a temporary block foundation.
- The application says the new primary residence will be a key development in the future plan to improve the agricultural productivity of the farm which includes replacing and building perimeter fencing, cross fencing, corral and paddock construction.
- The property has farm classification with BC Assessment.

**Additional
Information –
cont'd:**

Consultation:

Advisory Planning Commission:

Area E: Support

**Documents
Attached:**

- Location Map
- ALR Boundary
- Land Use Map
- Agricultural Capability Map & Legend
- Site Map from Applicant
- Photos from Applicant

**RDEK
Contact:**

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