

Request for Decision ALR Exclusion Application

File No: P 720 404
Reference: 60237
Date: March 23, 2020

Subject: ALR Exclusion – Meadowbrook / Twietmeyer
Applicant: Paul and Debbie Twietmeyer
Agent: Paul Twietmeyer
Location: 8078 Banman Crescent, Meadowbrook area
Legal: Lot 1, District Lot 9939, KD, Plan 8316

Proposal: To exclude their property from the ALR

Options:

1. THAT the Agricultural Land Commission be advised the RDEK supports the Twietmeyer ALR exclusion application for their property at 8078 Banman Crescent in Meadowbrook.
2. THAT the Twietmeyer ALR exclusion application for their property at 8078 Banman Crescent in Meadowbrook, be refused.

Recommendation: Option #1
The requested exclusion is supported by OCP policies.

Property Information: **OCP Designation:** LH, Large Holdings which supports rural residential development and rural resource land uses with parcel sizes in the range of 2.0 ha to 8.0 ha.

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.
- ALR land in the plan area that was identified in the ALR boundary review as suitable for exclusion is designated on **Schedule C**. Group applications to exclude the identified parcels are encouraged. (The subject property is highlighted on Schedule C as suitable for exclusion).
- 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.

Zoning Designation: RR-4, Rural Residential (Hobby Farm) Zone, minimum parcel size: 4 ha.

**Property
Information -
cont'd:**

Parcel Size: 4.5 ha (11 ac)

Density: One single family dwelling is permitted. A secondary dwelling for a farm hand is permitted in the RR-4 zone. 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: Ranging from low to high, not within a fire protection area.

BC Assessment: Residential (with a manufactured home).

Water / Sewer Services: Onsite

Flood Hazard Rating: The property is not identified as being within a flood hazard nor a special policy area for flooding.

**Agricultural
Capability
Ratings:**

The majority of the property is Class 4 with limiting factors of stoniness and cumulative and minor adverse characteristics. The Class 4 land has an improved rating of Class 3 with stoniness as a limiting factor. A smaller area at the south of the property is Class 5 with limiting factors of topography and stoniness and this portion is considered improvable to Class 4 with the same limiting factors.

Agrologist Report: Not required. Properties identified for exclusion on Schedule C of the OCP do not require an agrologist report.

**Additional
Information:**

- A Notice on Title recommendation exists for the subject property. In 2012, the RDEK issued a building permit for the owner's main dwelling on the condition that the mobile home be removed from the property prior to occupancy of the new dwelling. Over the years of construction of their new dwelling, the owners decided they prefer to keep the mobile home on the property.
- In 2018, the owner's application for the mobile home as a farm hand dwelling was supported by the RDEK but refused by the ALC. Following this, the owners have now applied for exclusion from the ALR.
- The exclusion itself does not permit the second home. Farm classification with BC Assessment and a demonstrated need for farm help is still required by the RDEK to have a farm help dwelling whether the property is in the ALR or not.
- If the exclusion application is successful and if the owner is granted 'farm classification' from BC Assessment, and if the owner demonstrates the need for their farm dwelling, they will be able to apply to the RDEK for a building permit for the mobile home as a farm hand home.

Consultation: **Advisory Planning Commission:**

Area E: Support recommended

Documents

Attached:

- Location Map
- ALR Boundary Map
- Agricultural Capability Map & Legend
- Land Use Map
- OCP Schedule C & Policies
- Site Plan from Applicant

Documents

Attached – cont'd:

- Aerial Photo
- Photos from Applicant

RDEK

Contact:

Tracy Van De Wiel, Planning Technician 2

Phone: 250-489-0306

Email: tvandewiel@rdek.bc.ca