



Agricultural Land Commission
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December 21, 2005

Reply to the attention of Gordon Bednard

Sechelt Golf and Country Club
c/o RR10 - 122 Pilling Road
Gibsons, BC - V0N 1V3

Dear Sir/Madam:

Re: **Application # Z-36316**
PID: 016-915-160
Lot A, District Lot 1646, Plan 23065 (Sechelt land under application)
PID: 016-917-669
Lot A, District Lot 1635, Plan 23066 (crown land under lease)

The Provincial Agricultural Land Commission (the "Commission") has now concluded its review of your application to expand the existing 2000 square foot clubhouse by the addition of 3300 square feet, to accommodate a larger dining room, meal services and restaurant. As well, you have proposed the construction of up to 64 accommodation units (2 phases of 32 units each) for visitors. The initial phase would be 2 buildings (2 story) of 16 units each with associated parking. The application was submitted pursuant to section 20(3) of the *Agricultural Land Commission Act* (the "ALCA").

The Commission wishes to thank Ray Parfitt, Al Marshal and Laelo Todesco for taking the time to meet with its representatives on December 7, 2005 at the Commission office to discuss the proposal. The Commission found the meeting informative. In particular, the Commission noted that the "stay and play" units are not to be sold individually but are only to be used for short term accommodation related to the golf course, and that they are to be constructed from a modular design which would enable them to be removed with relative ease from the property, should the need arise. As well, these units will not include cooking facilities.

The Commission writes to advise that it approved your application subject to:

- the use being restricted to the area identified on the attached plan.
- compliance with applicable Acts, regulations, bylaws of the local government, and decisions and orders of any person or body having jurisdiction over the land under an enactment. The Commission suggests you contact the District of Sechelt at your earliest convenience.

The decision noted above is recorded as Resolution #649/2005.

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Sechelt Golf and Country Club
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Please quote your application number in any future correspondence.

Yours truly,

PROVINCIAL AGRICULTURAL LAND COMMISSION

Per:



Erik Karlsen, Chair

cc: District of Sechelt, Box 129 - 2nd Floor, 5797 Cowrie Street, Sechelt, BC, V0N3A0
Province of British Columbia - Parliament Buildings, Victoria, BC, V8V1X4
Bob Heaslip, 907-170 - 1st Street West, North Vancouver, BC - V7M3P2

GB/v/Encl./36316d1

Provincial Agricultural Land Commission

Application: Z-36316
Resolution # 649/2005

Subject property.

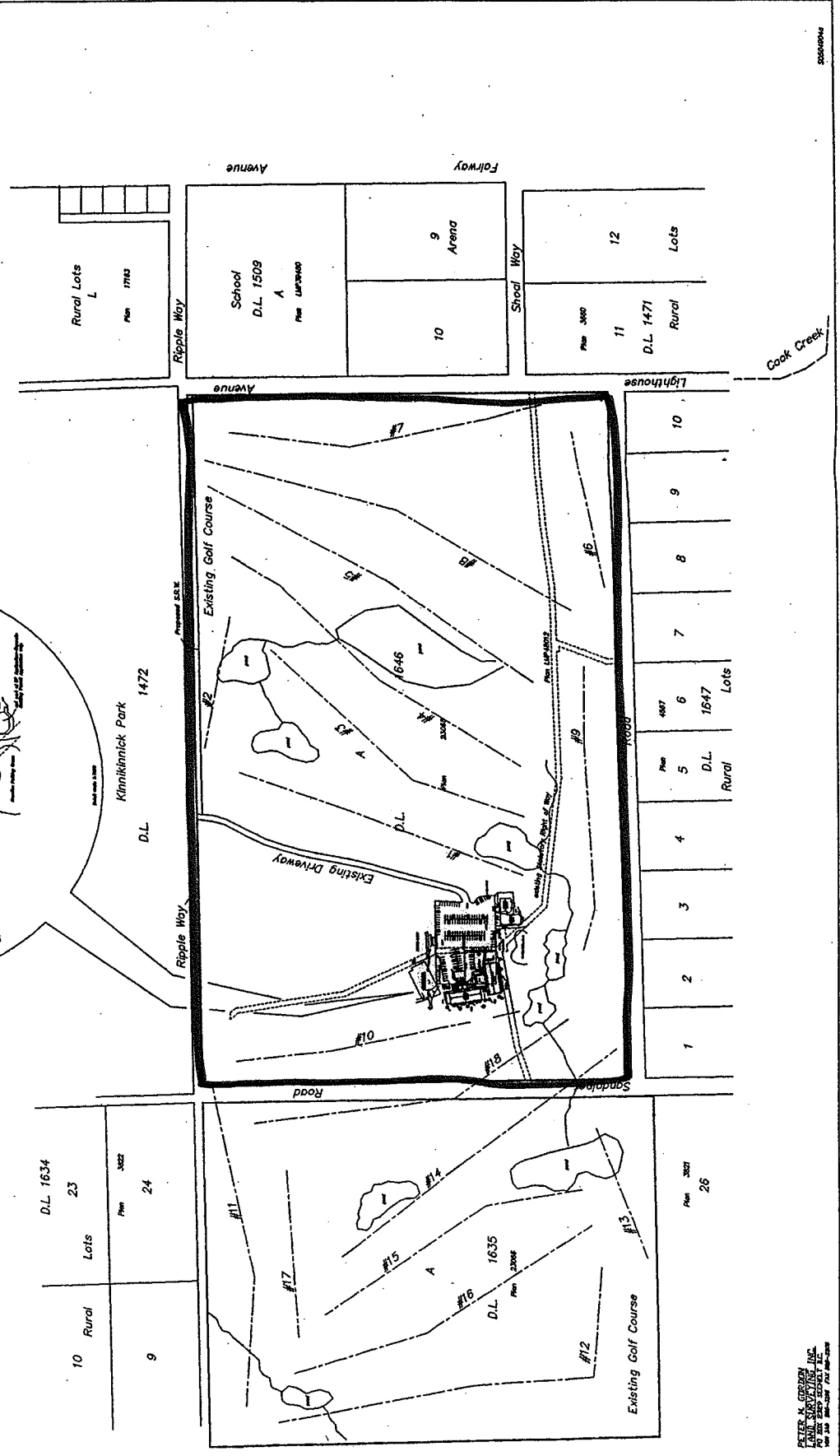
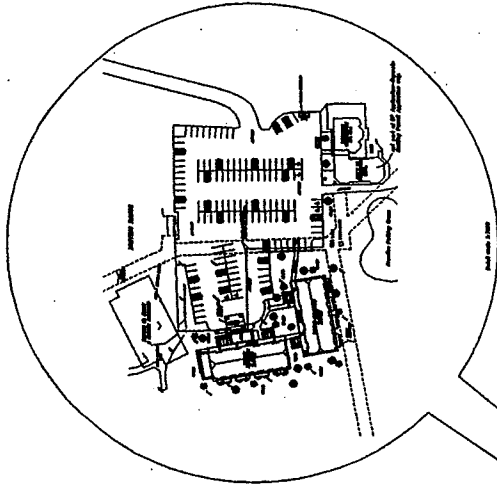
Approved area for clubhouse expansion and construction of up to 64 "stay and play" accommodation units.

Plan Showing Proposed Residential Villas & Parking
Lot A, D.L. 1646, Plan 23065

Scale = 1:2000

All dimensions are in meters unless otherwise stated.

Drawn by: J.G. 05-09-27
Checked: J.G. 05-09-28
Reviewed: J.G. 05-09-13



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IT WAS

MOVED BY: Commissioner Walter Dyck

SECONDED BY: Commissioner Carol Paulson

THAT the staff report be received and the application be approved as proposed for the above reasons.

This approval is subject to the understanding, as expressed by representatives of the Sechelt Golf and Country Club during a meeting with the Commission on December 7, 2005, that the "stay and play" units are not to be sold individually but are only to be used for short term accommodation related to the golf course, and that they are to be constructed from a modular design which would enable them to be removed with relative ease from the property, should the need arise. As well, these units will not include cooking facilities.

This approval is also subject to compliance with any other enactment, legislation or decision of any agency having jurisdiction.

CARRIED



Staff Report
Application # Z – 36316
Applicant: Sechelt Golf and Country Club
Agent: Bob Heaslip

DATE PREPARED: November 23, 2005

TO: Chair and Commissioners – South Coast Panel

FROM: Gordon Bednard, Regional Research Officer

PROPOSAL: To expand the existing 2000 square foot clubhouse by the addition of 3300 square feet, which would include a larger dining room, meal services and restaurant. As well, the application proposes the construction of up to 64 residential villas (2 phases of 32 units each) for visitors. The initial phase would be 2 buildings (2 story) of 16 units each with associated parking.

This application is made pursuant to section 20(3) of the *Agricultural Land Commission Act*.

BACKGROUND INFORMATION:

Subject property is owned by the District of Sechelt and leased to the operators of the golf club. The balance of the golf course property (not under application) is owned by the province of BC.

Local Government:

District of Sechelt

Legal Description of Property:

PID: 016-915-160

Lot A, District Lot 1646, Plan 23065 (Sechelt land under application)

PID: 016-917-669

Lot A, District Lot 1635, Plan 23066 (crown land under lease)

Location of Property:

Between Crowston Road and Lighthouse Avenue, south of Ripple Way, within the District of Sechelt

Size of Property:

38.4 ha Sechelt land (The entire property is in the ALR).

Area under application:

1.0 ha

Present use of the Property:

Golf course (18 hole) with clubhouse

Surrounding Land Uses:

- WEST:** Large block of 5 acre rural lots in ALR
- SOUTH:** Large block of 5 acre rural lots in ALR
- EAST:** Kinikinnick School and Sechelt Arena (non-ALR)
- NORTH:** Kinikinnick Park (ALR)

Agricultural Capability:

Data Source: Agricultural Capability Map # 92G/5
The majority of the property is identified as having Secondary ratings (class 4 and 5).

Official Community Plan and Designation:

West Sechelt Neighbourhood plan

Zoning Bylaw and Designation:

ALR/RR-2
4 ha MLS

PREVIOUS APPLICATIONS:

Application #27614-0

- Applicant:** Sechelt
- Decision Date:** December 17, 1992
- Proposal:** Lawn bowling green in conjunction with golf course
- Decision:** Allowed as ancillary use

Application #25444-0

- Applicant:** District of Sechelt
 - Decision Date:** June 7, 1991
 - Proposal:** Conditions for approval of golf course allowed under regulation
 - Decision:** Terms and conditions set for golf course
-

LOCAL GOVERNMENT RECOMMENDATIONS/COMMENTS:

Recommend support for the proposal

STAFF COMMENTS:

Staff has concerns with the provision of housing units on a golf course in the ALR. Notwithstanding that the proposed units are of modular construction which would allow them to be removed more easily than conventional construction, the allowance of golf courses in the ALR was always prefaced with the concept that the course could be readily rehabilitated for agriculture. The existence of dwellings on the property would make this possibility much less likely. This course has already faced one bankruptcy and if it happens again, there could be pressure to allow for greater non-agricultural use on the land to assist financially.

In contrast to the above, this course is located on secondary class land, and as such, while it is located in an area of emerging agricultural land use, the impact on agriculture by the course and/or the villas could be considered minimal.

Staff recommends the Commission consider the long term impact the proposal may have on the ALR and if the Commission approves the application, it should consider a security to ensure the villas would be removed if the course fails.

END OF REPORT

Signature

Date