



Agricultural Land Commission
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June 12, 2006

Reply to the attention of Brandy Ridout
ALC File #H-36644

Grant Maddock
Protech Consultants (1989) Ltd
200 - 1461 St. Paul Street
Kelowna, BC V1Y 2E4

Dear Mr. Maddock:

Re: Application to include land into the Agricultural Land Reserve

Please find attached the Minutes of Resolution #268/2006 outlining the Commission's decision as it relates to the above noted application. As agent it is your responsibility to notify your client accordingly.

Yours truly,

PROVINCIAL AGRICULTURAL LAND COMMISSION

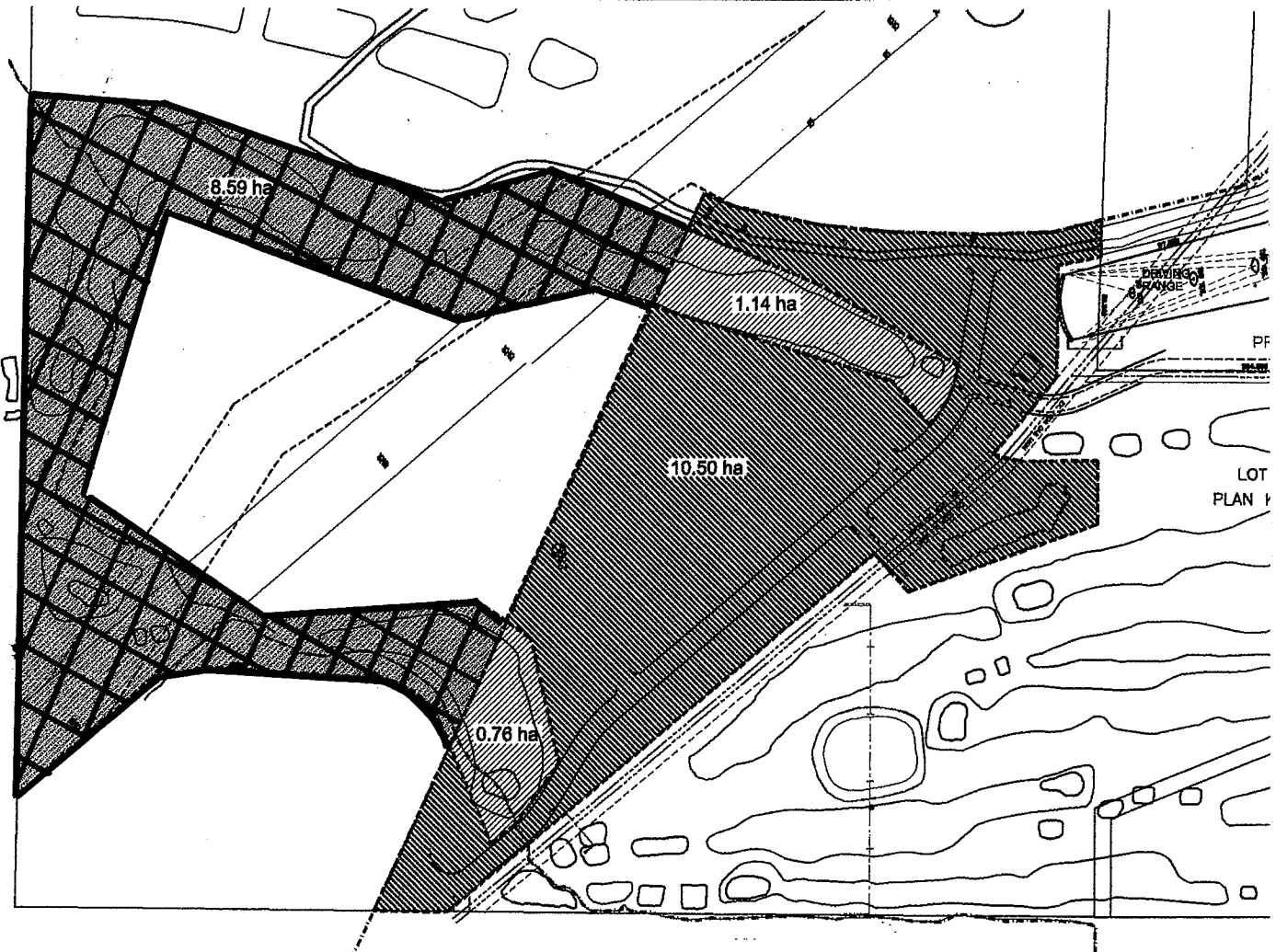
Per:

Erik Karlsen, Chair




cc: Columbia Shuswap Regional District - LC2336-D

BR/lv/Encl.: Minutes
Sketch Plan

36644d1



SUMMARY

-  10.50 ha - AREA REQUESTED FOR RELEASE
-  8.59 ha - AREA OF INCLUSION
-  1.9 ha - AREA TO REMAIN IN ALR



SCALE: 1:3000

PROTECH
CONSULTANTS LTD.
200 - 1401 St. Paul Street, Victoria, B.C. Phone (250) 383-1777 Fax (250) 383-1766

Provincial Agricultural Land Commission
Application #H-36644
Resolution #268/2006



8.6 ha area approved for inclusion into the ALR

MINUTES OF THE PROVINCIAL AGRICULTURAL LAND COMMISSION

A meeting was held by the Provincial Agricultural Land Commission on May 25, 2006 in Kelowna, BC.

PRESENT:	Sue Irvine	Chair, Okanagan Panel
	Sharon McCoubrey	Commissioner
	Brandy Ridout	Staff
	Martin Collins	Staff

ABSENT:	Sid Sidhu	Commissioner
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For Consideration

Application #	H – 36644
Applicant(s)	Canoe Creek Golf Resort Inc
Proposal	To include 8.6 ha into the ALR.
Legal	PID: 017-896-215 Lot 1, Section 32, Township 19, Range 9, W6M, Kamloops Division Yale District, Plan KAP47991
Location	6360 Auto Road, South of Salmon Arm

Site Inspection

No site inspection was conducted.

Discussion

The Commission discussed staff's comments that although the proposed golf course fairways and greens are unlikely to be used for agriculture in the near future, they will have agricultural potential and their inclusion into the ALR will mean that the entire golf course is in the ALR (consistent with other golf courses).

They also recalled that the inclusion of this area was a condition of approval under Resolution #79/2006 (application #H-36416).

IT WAS

MOVED BY:	Commissioner Irvine
SECONDED BY:	Commissioner McCoubrey

THAT the application be approved on the grounds that it completes the Commission's conditional approval under Resolution #79/2006.

AND THAT the approval is subject to the inclusion area being in substantial compliance with the plan submitted with the application.

This decision does not relieve the owner or occupier of the responsibility to comply 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.

**CARRIED
RESOLUTION #268/2006**



Staff Report
Application # H – 36644
Applicant: Canoe Creek Golf Resort Inc
Agent: Protech Consultants (1989) Ltd

DATE RECEIVED: April 27, 2006

DATE PREPARED: May 15, 2006

TO: Chair and Commissioners – Okanagan Panel

FROM: Brandy Ridout, Regional Research Officer

PROPOSAL: To include 8.6 ha into the ALR.

This application is made pursuant to section 17(3) of the *Agricultural Land Commission Act*.

BACKGROUND INFORMATION:

Under Resolution #79/2006, the Commission allowed the exclusion of 10.5 ha subject to the inclusion of the approximately 8.6 ha area proposed to be developed as part of the golf course.

Local Government:

Columbia Shuswap Regional District

Legal Description of Property:

PID: 017-896-215

Lot 1, Section 32, Township 19, Range 9, W6M, Kamloops Division Yale District, Plan KAP47991

Location of Property:

6360 Auto Road, South of Salmon Arm

Size of Property:

8.6 ha

Present use of the Property:

Partially cleared, rolling land, used for grazing in the past

BACKGROUND INFORMATION (continued):

Surrounding Land Uses:

WEST: Non-ALR rural residential, forested hillside
SOUTH: Non-ALR, forested Crown land
EAST: Mobile home park, hayfields, hobby farms adjacent to Highway #97B
NORTH: Non-ALR, City of Salmon Arm industrial park

Agricultural Capability:

Data Source: Agricultural Capability Map # 82 L/11
The majority of the property is identified as having secondary ratings.

Official Community Plan and Zoning Designation:

The Rancho/Deep Creek Land Use Bylaw No. 2100
Designation: Rural
Minimum lot size: 60 ha

PREVIOUS APPLICATIONS:

Application #35102-0

Applicant: Yuros Trucking Ltd
Decision Date: January 22, 2004
Proposal: To develop the 93 ha property (approximately 46 ha of which is in the ALR) as a golf course.
Decision: Allowed subject to consolidation of the two parcels into one.

Application #35102-1

Applicant: Yuros Trucking Ltd
Decision Date: April 27, 2005
Proposal: RECONSIDERATION:
To remove the condition of consolidation from the Commission's previous approval of the golf course. The applicants indicate the landowner of the 4 ha does not wish to be part of the development.
Decision: The Commission released the condition of consolidation and use of the adjoining 4 ha lot for golf course uses.

Application #36416-0

Applicant: Canoe Creek Golf Resort Inc
Decision Date: March 2, 2006
Proposal: To exclude 10.6 ha from the ALR, comprising the 495 unit residential housing component of the golf course and the clubhouse area.
Decision: Allowed - subject to inclusion of the 8.6 area being developed as part of the golf course.

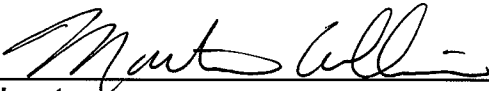
LOCAL GOVERNMENT RECOMMENDATIONS/COMMENTS:

Columbia Shuswap Regional District: Recommends that the Commission determine if Class 7 soils, to be used for golf course purposes, should be included into the ALR.

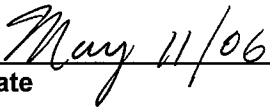
STAFF COMMENTS:

Allow as proposed as the application completes the Commission's conditional approval under Resolution #79/2006. Although the proposed golf course fairways and greens are unlikely to be used for agriculture in the near future, they will have agricultural potential and their inclusion into the ALR will mean that the entire golf course is in the ALR (consistent with other golf courses). Staff believes there is value in retaining entire golf courses in the ALR because it helps ensure that they are not decommissioned and converted to residential or other uses, which then places increased pressure on active farmlands for the relocation of golf courses.

END OF REPORT



Signature



Date