



**Agricultural Land Commission**  
133-4940 Canada Way  
Burnaby, British Columbia V5G 4K6  
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Fax: 604 660-7033  
www.alc.gov.bc.ca

August 23, 2006

Reply to the attention of Roger Cheetham

Amazing Grace Ecological Society (Ages)  
1916 Martin Road  
Gabriola Island, BC V0R 1X7

Dear Sir/Madam:

**RE: Application #S-36762**  
**PID: 002-600-994**  
**Lot 1, Section 19, Gabriola Island, Nanaimo District, Plan 27281**

The Provincial Agricultural Land Commission (the "Commission") has now concluded its review of your application to comprehensively develop the property for a number of uses catering to the needs of the community. The application was submitted pursuant to section 20(3) of the *Agricultural Land Commission Act* (the "ALCA").

The Commission wishes to thank you for taking the time to meet with its representatives on 3<sup>rd</sup> August. The Commission found the meeting and site visit informative. In particular the Commission noted that it is the intention to farm the areas with better agricultural potential and that the various non-agricultural uses are proposed to be located in existing buildings and in areas that are rocky and with surface bedrock that have been assessed in the soils survey as predominantly Class 6 and 7. The Commission also noted from the discussion that among the activities planned to enhance agriculture it is your intention to provide a communal kitchen, a fall fair, possibly a farm market and community gardens.

In view of the limited impact on agriculture of the bulk of the proposed development and having regard also to the fact that many of the uses are intended to cater for the needs of the community the Commission considered that the bulk of the uses could be supported. With regard to the proposed eco-villages for the elders, special needs and land stewards and the education centre/library it considered that these are in locations that include areas with better agricultural potential. It therefore considered that its approval of these uses should be contingent upon the submission and implementation of a farm plan that ensures that agricultural improvements are carried out to compensate for agricultural losses.

Accordingly the Commission writes to advise that it has approved the following uses, as indicated on the land use proposal map attached to the application:

- A – Main House
- B – Community Garden
- C – Woodwork Shop
- D – Performing Arts Centre
- H – Co-op Radio and Gabriola Emergency Social Services Centre
- I – Arts and Recreation Studio
- J – Memorial Skateboard Park
- K – Agricultural Fairground and Marketplace.

With regard to the remaining uses as scheduled below, they have been approved in principle subject to:

- the Commission's approval of a farm plan, including a schedule of dates for the completion of the various elements of the plan, to be submitted not later than 15<sup>th</sup> October 2006; and
- the completion of the various elements of the plan to the satisfaction of the Commission prior to the commencement of building activity relating to these uses:

Schedule of uses approved in principle

- E – Eco-village (Elders and Special needs)
- F – Eco-village (Land Stewards)
- G – Education Centre/Library

This approval is subject to 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 Islands Trust and Nanaimo Regional District at your earliest convenience.

The decision noted above is recorded as Resolution # **407/2006**.

Please quote your application number in any future correspondence.

Yours truly,

PROVINCIAL AGRICULTURAL LAND COMMISSION

Per:

Erik Karlsen, Chair

pc: Islands Trust Gabriola Island (#GB-ALR-2006-1)

RC/lv/  
36762d1



**IT WAS**

**MOVED BY:** Commissioner D. Rugg

**SECONDED BY:** Commissioner D. Craven

THAT the staff report be received and the following uses be approved as indicated on the land use proposal map attached to the application:

A – Main House

B – Community Garden

C – Woodwork Shop

D – Performing Arts Centre

H – Co-op Radio and Gabriola Emergency Social Services Centre

I – Arts and Recreation Studio

J – Memorial Skateboard Park

K – Agricultural Fairground and Marketplace.

That the remaining uses as scheduled below, be approved in principle subject to:

- the Commission's approval of a farm plan, including a schedule of dates for the completion of the various elements of the plan, to be submitted not later than 15<sup>th</sup> October 2006; and
- the completion of the various elements of the plan to the satisfaction of the Commission prior to the commencement of building activity relating to these uses:

Schedule of uses approved in principle

E – Eco-village (Elders and Special needs)

F – Eco-village (Land Stewards)

G – Education Centre/Library

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

CARRIED

**Staff Report**  
**Application # S – 36762-0**  
**Applicant: Amazing Grace Ecological Society (Ages)**

**DATE RECEIVED:** June 16, 2006

**DATE PREPARED:** July 19, 2006

**TO:** Chair and Commissioners – Island Panel

**FROM:** Simone Rivers, Regional Research Officer

**PROPOSAL:** This Non-farm use application proposed to create a comprehensive development that will include office spaces, community kitchen, buildings for public assembly including churches, training venues, concerts, housing for seniors, persons with special needs, education centre and community library, community radio station (no tower on site), Gabriola Emergency Social Services Centre, arts and recreation studio and a skateboard park.

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

**BACKGROUND INFORMATION:**

The subject property is 10.6 ha in size. The proposed vision for the property proposes a mixture of agricultural and non-agricultural uses on the property. Soil testing has been completed by the proponents and it is estimated that there are 2.9 ha of Class 2 land and 2.9 ha of Class 3 and 4 land on the property. No development is proposed for this 4.9 ha. New construction for non-agricultural uses are to be located on the Class 5-7 areas of the property. These uses are proposed to have a total footprint of 0.65 ha. This footprint includes parking and building construction.

**Agricultural Uses:**

- Market Gardening and allotment gardens
- Experimental agriculture
- Farmers market

**Non-Agricultural Uses for Existing Structures:**

- Dwelling (278 m<sup>2</sup>.) - office space for non-profit societies.
- Goat cheese factory - Community Kitchen for fruit and vegetable processing
- Workshop - existing structure that will continue to be used as it is now.
- Goat Barn - proposed to be converted into a "performing arts centre" as well as space to be used by local, churches and community groups.

**Proposed New Non-Agricultural Uses:**

- Eco-Village for Elders and those with special needs. Proposed 24 units.
- Housing for "eco-stewards"
- Library/learning centre
- Co-op Radio station
- Arts and Recreation Studio
- Skate Board Park

**Local Government:**

Islands Trust Gabriola Island

**Legal Description of Property:**

PID: 002-600-994

Lot 1, Section 19, Gabriola Island, Nanaimo District, Plan 27281

**Location of Property:**

675 North Road, Gabriola Island

**Size of Property:**

10.6 ha (The entire property is in the ALR).

**Present use of the Property:**

Located in the commercial core of Gabriola Island, property had once been a working goat farm with a 3000 sq. ft. barn, a large woodworking shop and 1200 sq. ft. cheese factory. Land itself consists of 2.8 ha of wetland surrounding a pond, at the base of gently sloping grasslands and forested areas.

**Surrounding Land Uses:**

- WEST:** Recreational, Commercial, Rural Residential, Forest (ALR)
- SOUTH:** Undeveloped wetland (small rural residential)
- EAST:** Seniors Recreational Centre/ Road Allowance
- NORTH:** Gabriola Elementary School/Highways maintenance yard

**Agricultural Capability:**

Data Source: Agricultural Capability Map # 92G/04

The majority of the property is identified as having mixed prime and secondary ratings.

**Official Community Plan and Designation:**

OCP Bylaw No. 166 (1997) Designation: Agricultural

**Zoning Bylaw and Designation:**

Zoning Bylaw no. 1999 Designation: Agriculture Classification

Minimum Lot Size: 8 ha

**LOCAL GOVERNMENT RECOMMENDATIONS/COMMENTS:**

**Local Government Planning Staff:** Planning staff recommended that the application be forwarded to the Commission but note that OCP amendment and rezoning would be required should the Commission approve the application.

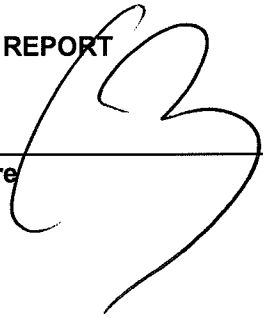
**ATTACHMENTS:**

- ALR Context Map: 92G.011 – 1:20,000
- Submission from the applicant describing the proposal in detail including a site plan.
- Gabriola Island Local Trust Committee: Staff Report dated May 26, 2006

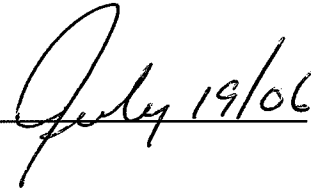
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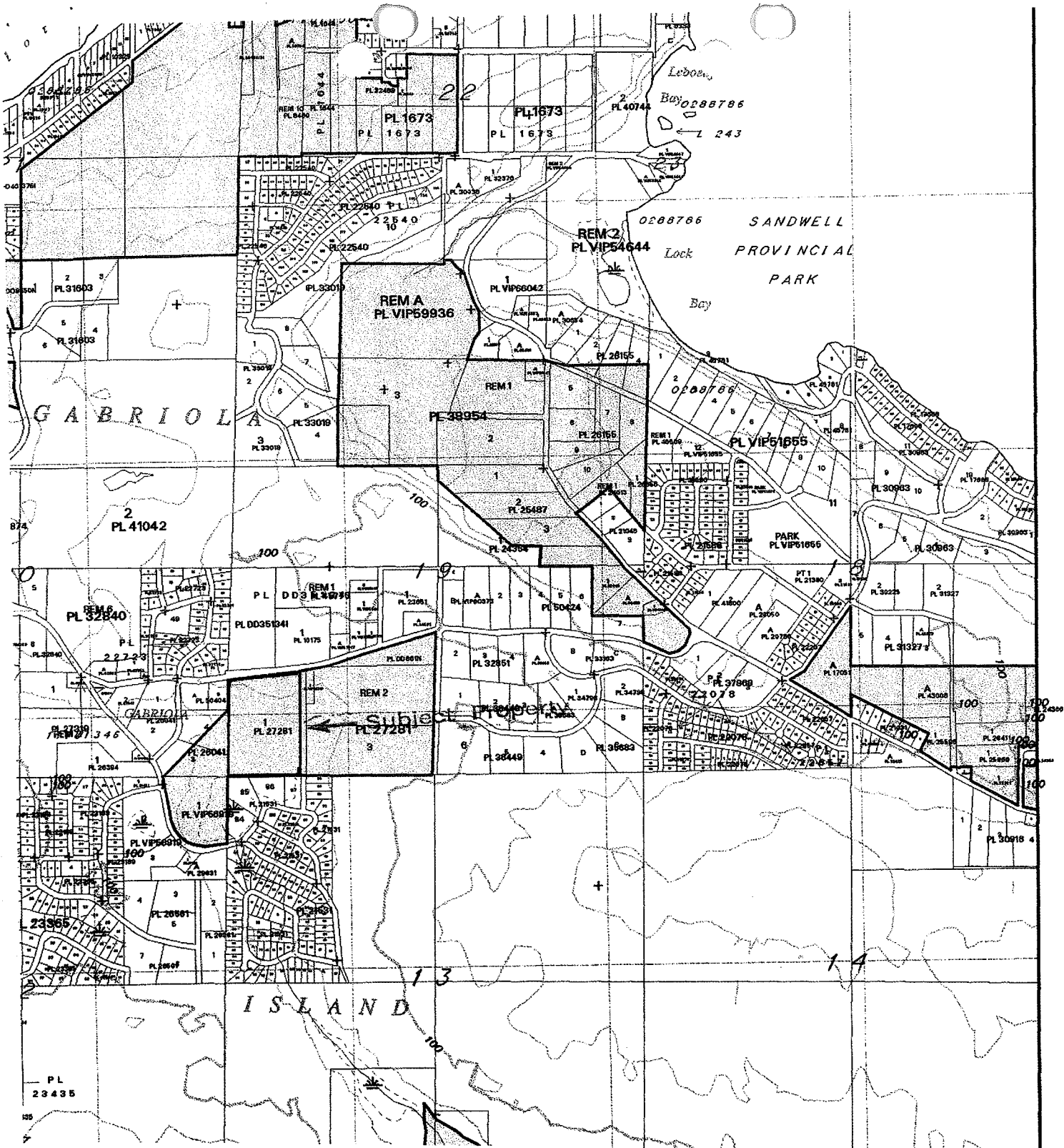
**END OF REPORT**

Signature



Date





Map Type BCGS

Map # 92G.011

Scale: 1:20,000

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