



Agricultural Land Commission
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April 17, 2007

Reply to the attention of Jennifer Carson
ALC File: Z-37091

The Young Men's Christian Association of Greater Vancouver
200-1166 Alberni Street
Vancouver, BC V6E3Z3

Dear Mr. Inglis:

Re: Application to Exclude land from the Agricultural Land Reserve

Please find attached the Minutes of Resolution # 87/2007 outlining the Commission's decision as it relates to the above noted application.

Please send two (2) paper prints of the final survey plans to this office. When the Commission confirms that all conditions have been met, it will authorize the Registrar of Land Titles to accept registration of the plan. It will also confirm for the Registrar the area excluded from the ALR.

Yours truly,

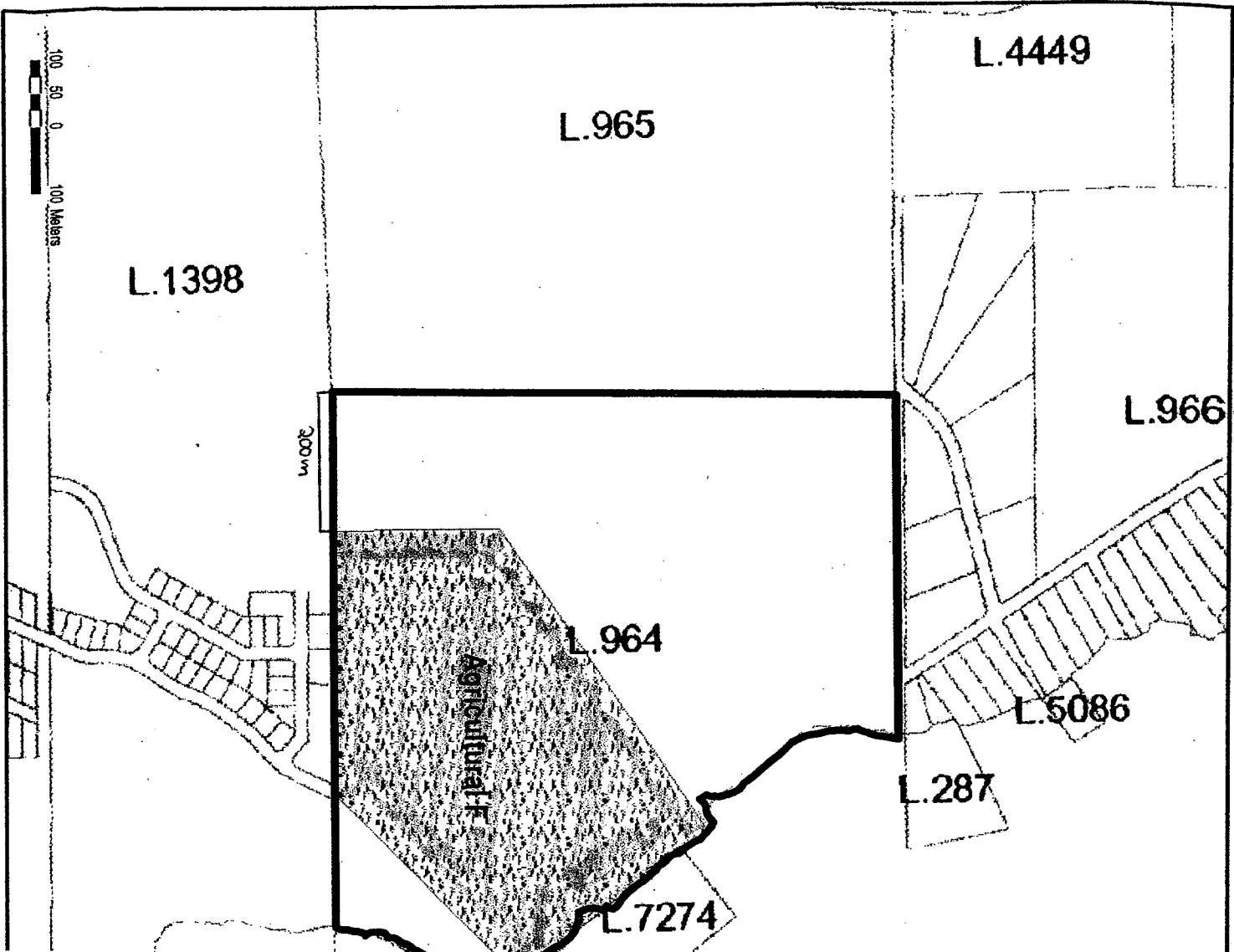
PROVINCIAL AGRICULTURAL LAND COMMISSION

Per:

Erik Karlsen, Chair

cc: Sunshine Coast Regional District (ALR-F-43)

Enclosure: Minutes/Sketch



Application # Q37091 (YMCA)
 Resolution #87/2007

LEGEND

Subject Property

ALC approved area for exclusion from ALR

Camp Elphinstone



We build strong kids,
 strong families, strong communities.



**Agricultural F
 OCP
 Designation**



A meeting was held by the Provincial Agricultural Land Commission on February 19, 2007 at the offices of the Commission located at #133 – 4940 Canada Way, Burnaby, B.C.

PRESENT:	Sylvia Pranger	Chair, South Coast Panel
	Michael Bose	Commissioner
	John Tomlinson	Commissioner
	Terra Kaethler	Staff
	Tony Pellett	Staff
	Brian Underhill	Staff
	Gordon Bednard	Staff
	Jennifer Carson	Staff

For Consideration

Application: # Z- 37091
Applicant: The Young Men's Christian Association of Greater Vancouver
Proposal: To exclude approximately 24 ha. This application could be considered "housekeeping" by the Sunshine Coast Regional District since it is consistent with their OCP.
Legal: PID: 009-276-891
District Lot 964, New Westminster District Group 1
Location: Located at 1760 YMCA Road, West Howe Sound, BC

The Commissioners and staff discussed the application in the context of all the information received. The Commission made note that while the OCP supported the exclusion of the land (with ALC support), the SCRD Board did not. The SCRD Board suggested that the non-farm use associated with the camp be allowed in perpetuity on this property. The applicant agreed that this would be an acceptable solution. The Commission's opinion on this matter was that if non-farm use were to be allowed in perpetuity, the property may as well not be in the ALR. The Commission also mentioned that it would prefer to receive a block exclusion from the SCRD for all properties zoned "Agricultural F" as opposed to going through each property separately as the ALC has already agreed to excluding these lands as they offer minimal agricultural suitability. It was agreed that a site visit would help to improve the understanding of the property and the application.

On March 30th, 2007, a site visit was made by a Commissioner Pranger and staff person Jennifer Carson to gain a better understanding about the property. Upon seeing the property, the Commissioner present had no objections to the exclusion of the subject property based on its present use as a camp. However, it was suggested that there exists on the property the wonderful opportunity to teach sustainability to the campers through creating and maintaining little gardens around the cabins or other currently grassy area.

Commissioner Eligible to Vote

Commissioner Pranger reported her findings and pictures taken onsite were brought back to the other Commissioners for discussion on their meeting of April 11, 2007.

Conclusions

As is demonstrated in the SCRD's OCP, the Commission and SCRD have agreed to exclude this property from the ALR.

IT WAS

MOVED BY: Commissioner Pranger

SECONDED BY: Commissioner Tomlinson

THAT the application be allowed subject to:

- the submission of a plan delineating the area agreed for exclusion as is demonstrated in the enclosed sketch.

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 # 87/2007



Staff Report
Application # Z – 37091
Applicant: The Young Men's Christian Association of Greater Vancouver
Agent: Catherine Berris Associates Inc.

DATE RECEIVED: November 29, 2006

DATE PREPARED: February 5, 2007

TO: Chair and Commissioners – South Coast Panel

FROM: Jennifer Carson, Land Use Planner

PROPOSAL: To exclude approximately 24 ha of the subject property from the ALR. This application is made pursuant to section 30(1) of the *Agricultural Land Commission Act*.

BACKGROUND INFORMATION:

The subject property is subject to the West Howe Sound Community Plan. That plan was completed only after the Commission's staff Agrologist completed a thorough soils and agricultural suitability analysis.

By Resolution #323/1987, the Commission consented to the West Howe Sound Official Community Plan and its six agricultural designations, and recommended that the Regional District proceed with a block application to include the "Agriculture B" lands into the ALR and to exclude the "Agriculture C" through "Agriculture F" lands from the ALR:

- "Agriculture A" designates land for agriculture;
- "Agriculture B" designates non-ALR land suitable for agriculture and for inclusion into the ALR;
- "Agriculture C" designates ALR land which has been identified as unsuited to agriculture, but suited to "Resource Rural" or "Rural" designations protective of the forest resource;
- "Agriculture D" designates ALR land which has been identified as unsuited to agriculture, but suited to rural residential development with a 1 ha minimum parcel size;
- "Agriculture E" designates ALR land which has been identified as unsuited to agriculture, but suited to residential development with a 0.2-0.3 ha minimum parcel size; and
- "Agriculture F" designates ALR land which has been identified as unsuited to agriculture, but suited to public use or recreational use or both.

The subject property is designated "Agriculture F", thus it is part of the area which the Commission has recommended the Sunshine Coast Regional Board submit as part of a block exclusion application.

Local Government:

Sunshine Coast Regional District

Legal Description of Property:

PID: 009-276-891

District Lot 964, New Westminster District Group 1

Purchase Date:

March 1928

Location of Property:

Located at 1760 YMCA Road, West Howe Sound

Size of Property:

The area under question is 24 ha, all of which is within the ALR.

Present use of the Property:

Recreational Camp

Surrounding Land Uses:

WEST: ALR, rural residential, undeveloped forest land, future public, recreation use
SOUTH: Undeveloped forested land, Residential, future public or recreation use
EAST: Ocean - camp has dock facility
NORTH: Rural residential

Agricultural Capability:

Data Source: Agricultural Capability Map # 92G/5&6
The majority of the property is identified as having Mixed Prime and Secondary ratings.

Official Community Plan (OCP) and Designation:

West Howe Sound OCP
Designation: Agriculture F

Zoning Bylaw and Designation:

Zoning: Bylaw No. 310
Minimum Lot Size: 4 ha

PREVIOUS APPLICATIONS:

Application #19940-0*

Applicant: YMCA of Greater Vancouver
Decision Date: (1986).
Proposal: Exclusion.
Decision: Refused.

Application #26015-0*

Applicant: Farwest Development
Decision Date: (1991).
Proposal: Non-farm use
Decision: Allowed.

* More details on these previous applications will be available for if the panel determines a visit is necessary (e.g., if the applicant insists on a meeting).

RELEVANT APPLICATIONS:

Application #33927-0

Applicant: Carmichael, Penelope Ann

Decision Date: August 02, 2001

Proposal: Use of existing house to operate an art gallery.

Decision: Allowed the temporary use of the facility for an art gallery for four years.

Application #36866-0*

Applicant: Murdoch, Jason

Decision Date: November 28, 2006

Proposal: Exclude land designated "Agriculture D"

Decision: Allowed without site visit.

LOCAL GOVERNMENT RECOMMENDATIONS/COMMENTS:

Sunshine Coast Regional District Board:

The Regional Board forwarded the application with a recommendation of support for non-farm use of the area but not exclusion from the ALR. Further the Board stated "That permission be granted for camp-related use of this land in perpetuity or until this provision is removed in consultation with the land owner, such permission meaning that development permits, building permits, or any other proposals related to upgrading, addition or expansion of camp related facilities would not need to be referred to the ALC."

Area A Advisory Planning Committee:

No objections to the application for exclusion from the ALR.

STAFF COMMENTS:

It is recommended that the Commission consider the following:

- The property was bought by the YMCA in 1928.
- The Regional Board objects to the exclusion of this land from the ALR, however, supports non-farm use in the area and has proposed that the camp not be required to apply for future non-farm use to the ALC. The agent noted that this adaptation of the original application would be acceptable.
- The proposal for exclusion is supported by the local government's OCP.
- The Commission has previously urged the local government to prepare a block application to exclude this parcel and other lands agreed for exclusion, and to include land recommended for inclusion (elsewhere in the area).

ATTACHMENTS:

1. Letter from Agent
2. Letter from YMCA
3. Map of Proposal
4. SCR D Staff Report
5. Agricultural Capability Map
6. ALC Context Map
7. Aerial Photograph

END OF REPORT

KA Pelle
Signature

February 06, 2007
Date