



Agricultural Land Commission
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May 17, 2007

Reply to the attention of Terra Kaethler
ALC File: I-37110

CanAdventure Education Ltd
460 Skogan Road
Sayward, BC V0P1R0

Dear Sir/Madam:

Re: **Application for Non-Farm Use in the Agricultural Land Reserve**

Please find attached the Minutes of Resolution # 206/2007 outlining the Commission's decision as it relates to the above noted application.

Yours truly,

PROVINCIAL AGRICULTURAL LAND COMMISSION

Per:

A handwritten signature in black ink, appearing to read 'Erik Karlsen', is written over the printed name below.

Erik Karlsen, Chair

cc: Regional District of Comox-Strathcona (ALR-3H-06)

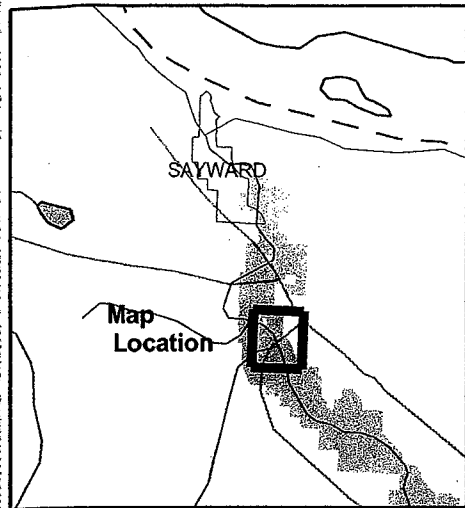
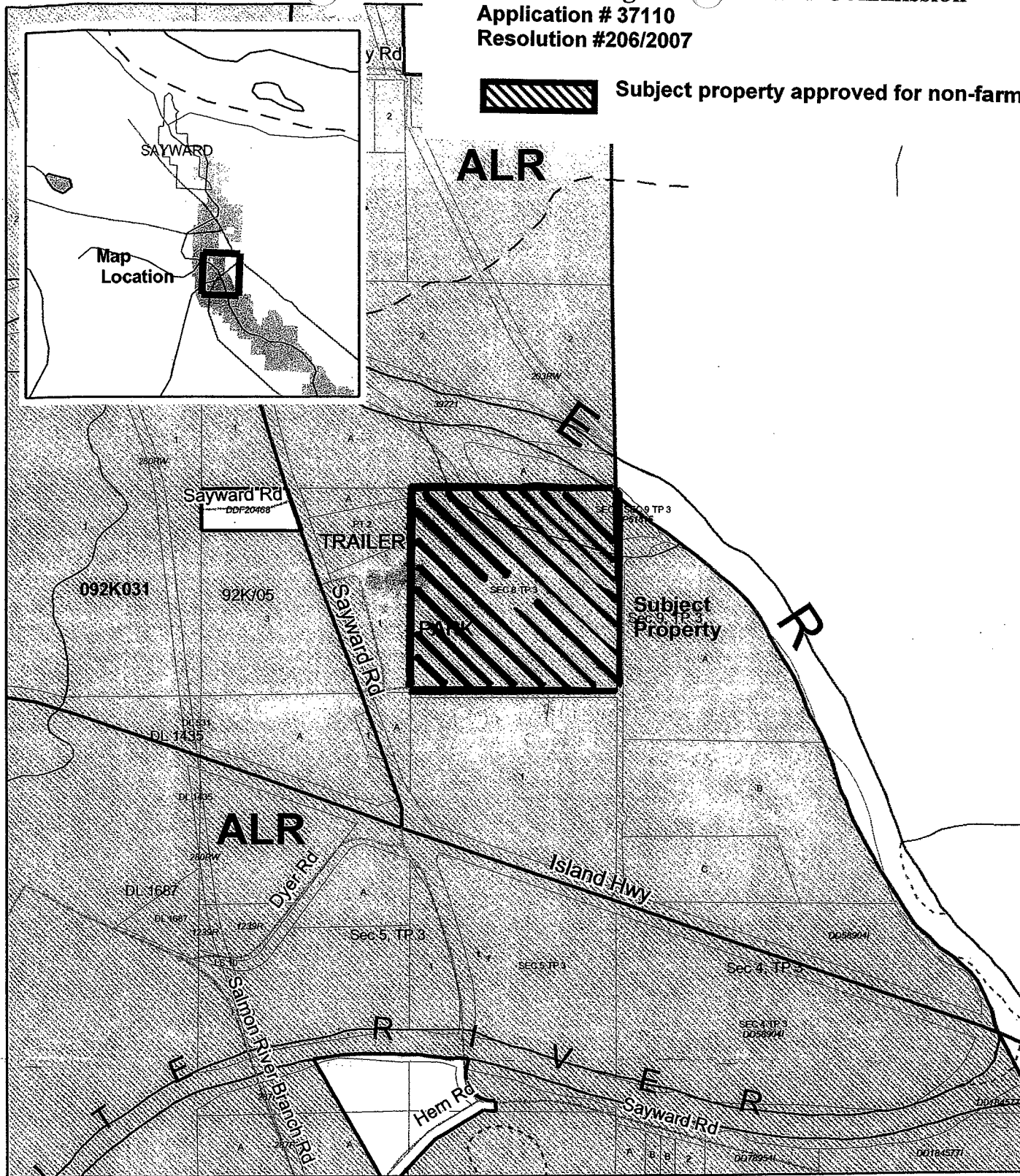
Enclosure: Minutes/Sketch Plan

TK/eg/37110d1.doc

Provincial Agricultural Land Commission
 Application # 37110
 Resolution #206/2007

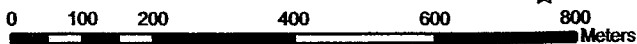


Subject property approved for non-farm use



ALC Context Map

Map Scale: 1:10,000



ALC File#:	21-06-37110
Map Sheet #:	92K.031
Regional District:	Comox-Strathcona



MINUTES OF THE PROVINCIAL AGRICULTURAL LAND COMMISSION

A meeting was held by the Provincial Agricultural Land Commission on April 26, 2007 in Comox, B.C.

PRESENT:	Lorne Seitz	Chair, Island Panel
	David Craven	Commissioner
	Donald Rugg	Commissioner
	Terra Kaethler	Staff

For Consideration

Application: # I- 37110
 Applicant: CanAdventure Education Ltd
 Proposal: Non-farm use to operate a base camp for a year-round wilderness adventure program designed for youth at risk.
 Legal: PID: 009-769-005
 South East 1/4 of the South East 1/4, Section 8, Township 3, Sayward District
 Location: 460 Skogan Road, Sayward

Site Inspection

A site inspection was conducted on April 26. Those in attendance were:

- Lorne Seitz Chair, Island Panel
- David Craven Commissioner
- Donald Rugg Commissioner
- Terra Kaethler Staff
- Greg Stevenson Applicant

The Commission met with the applicant and walked the property. The Commission viewed the areas under proposal for the cabins, dwelling, stable, and ropes course. The Commission noted that one cabin had been recently built and was not a permanent structure. The Commission also noted that there was an area of the property being used for gardening.

Greg Stevenson confirmed that the staff report dated March 2, 2007 was received and no errors were identified.

Context

The proposal was weighed against the purposes of the Commission as stipulated in section 6 of the *Agricultural Land Commission Act* (the "Act"). They are:

1. to preserve agricultural land
2. to encourage farming on agricultural land in collaboration with other communities of interest, and
3. to encourage local governments, first nations, the government and its agents to enable and accommodate farm use of agricultural land and uses compatible with agriculture in their plans, bylaws and policies.

Discussion

The Commission assessed the impact of the proposal against the long term goal of preserving agricultural land. At the site visit the Commission was informed of the operations of the base camp and was of the understanding that the impacts to the land would be minimal. The cabins and low ropes course as proposed were not permanent structures.

It should be noted that the proposed single-family dwelling and horse stable are permitted uses within the ALR, and therefore does not require approval by the Commission.

The applicant also recognized the opportunities to include agricultural education in their base camp activities, through gardening and working with animals on the property.

Therefore the Commission believes the proposal would not impact the existing or potential agricultural use of surrounding lands.

Conclusions

1. That the proposal will not impact agriculture.

IT WAS

MOVED BY: Commissioner Rugg
SECONDED BY: Commissioner Craven

THAT the application for non-farm use to operate a base camp year-round be approved;

AND THAT additional infrastructure be limited to three cabins, constructed in the style as proposed in the application, one to a maximum of 600 square meters, and two cabins to a maximum of 400 square feet.

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 # 206/2007



Staff Report
Application # I – 37110
Applicant: CanAdventure Education Ltd

DATE RECEIVED: December 06, 2006

DATE PREPARED: March 2, 2007

TO: Chair and Commissioners – Island Panel

FROM: Terra Kaethler, Land Use Planner

PROPOSAL: Non-farm use to operate a base camp for a year-round wilderness adventure program designed for youth at risk.

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

BACKGROUND INFORMATION:

CanAdventure Education had been leasing the property as a stop-over point on expeditions until 2006 when due to company expansion and the ability to operate year-round, they were able to purchase the property. There are several existing outbuildings on the property, but no dwellings. Proposed additions include a house, a horse stable, a low-ropes course and 2 small cabins. The applicants have indicated that their philosophy focuses on minimum impacts to the land.

Local Government:

Regional District of Comox-Strathcona

Legal Description of Property:

PID: 009-769-005

South East ¼ of the South East ¼, Section 8, Township 3, Sayward District

Purchase Date:

March 2006

Location of Property:

460 Skogan Road, Sayward

Size of Property:

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

BACKGROUND INFORMATION (Cont.):

Present use of the Property:

Forested with cleared areas where seasonal base camp activities are carried out. Workshop, barn, equipment shelter, storage building/pump house, mess tent on a wooden platform, portable trailer containing bathroom, laundry and first aid facilities.

Surrounding Land Uses:

WEST: N/A
SOUTH: Sayward Junction gas and convenience store and campsite, Restaurant and Inn
EAST: N/A
NORTH: Fisher Bay Park, motel and campground

Agricultural Capability:

Data Source: Agricultural Capability Map # 92K/5
The majority of the property is identified as having Prime Dominant ratings.

Official Community Plan and Designation: N/A

Zoning Bylaw and Designation: N/A

RELEVANT APPLICATIONS:

Application #29749 (Adjacent Property to South)

Applicant: High River Holdings
Decision Date: June 19, 1995
Proposal: To construct a small 12 unit motel on a 2.3 ha area of the 11.7 ha property.
Decision: Refused on the grounds that the property has good agricultural capability (albeit undeveloped).

Application #29846 (Adjacent Property to West)

Applicant: Vincent, Charles
Decision Date: July 11, 1995, Reconsidered September 1995 and September 2003
Proposal: To construct a 12 unit motel, convenience store, restaurant and gas bar on the 3.2 ha property
Decision: The Commission refused the proposal on the grounds that it was not prepared to increase non-agricultural development of this area. The decision was reconsidered to allow the proposal on the debilitated portion of the property on the grounds that the trailer park was established prior to 1973 and was not an illegal use within the ALR. In 2003 a further reconsideration allowed for a 9-hole mini-golf facility to be constructed where a playground had been located.

Application #34834 (Adjacent Property to South)

Applicant: D.M. Dyson Holdings
Decision Date: June 12, 2003, October 02, 2003, September 2006
Proposal: To exclude 12 ha of land to develop a multi-use commercial facility, including campground, gas bar and store, information centre, 10-20 unit motel, and 65 seat pub.
Decision: Refuse exclusion but allow an amended proposal within the ALR subject to conditions. In October 2003, the Commission reconsidered to allow 40 campsites. In September 2006, the Commission refused a reconsideration request to exclude the land, on the grounds that no community need was established.

Application #36129-0 (Corner lot to Southeast)

Applicant: Rainbow, John & Janet
Decision Date: August 17, 2005

Proposal: To develop a par 3 – environmentally friendly golf course with nine holes on the 11 ha property near the river.
Decision: Allow in principle subject to review and support for a final layout plan of the golf course facility.

Application #34834-2

Applicant: D.M. Dyson Holdings
Decision Date: September 06, 2006
Proposal: To reconsider a decision to refuse an application to exclude land from the ALR.
Decision: Reconsideration request refused – no community need established

LOCAL GOVERNMENT RECOMMENDATIONS/COMMENTS:

Comox-Strathcona Regional District Board: The Regional Board forwarded the application with a recommendation of support.

Agricultural Advisory Committee: Some concerns about the addition of buildings and the potential need for more buildings that may impact the agricultural use of the property in the future.

Local Planning Staff: Recommends support of the application on the grounds that the proposal would not result in the loss of agricultural land, or compromise the long-term agricultural potential of the property.

Electoral Area “H” Director: Supports the application on the grounds that the proposal will provides a social and economic benefit to the community, and has a minimal impact on the future agricultural potential of the property.

OTHER COMMENTS:

District Agrologist, Ministry of Agriculture, Food and Fisheries: No objection to the proposal, given the size of the property and the temporary nature of the buildings and activities proposed.

STAFF COMMENTS:

Staff recommends that the Commission consider the following:

- There are several outbuildings already on the property; however the majority of structures are non-permanent and there is no permanent dwelling. There may be an opportunity to cluster the proposed homesite and horse stable closer to the existing structures to minimize the impact on the property.
- It is unknown the number of students and/or staff that would be using the property, which may effect the impact on the long-term agricultural suitability of the property.
- The proposal includes a working garden and purchasing goats and horses to be incorporated into their programs, which may have some benefit to agriculture.
- The soil capability of the property is identified as Class 2.
- A site visit may help determine if the proposal presents a significant impact to agriculture on the property.

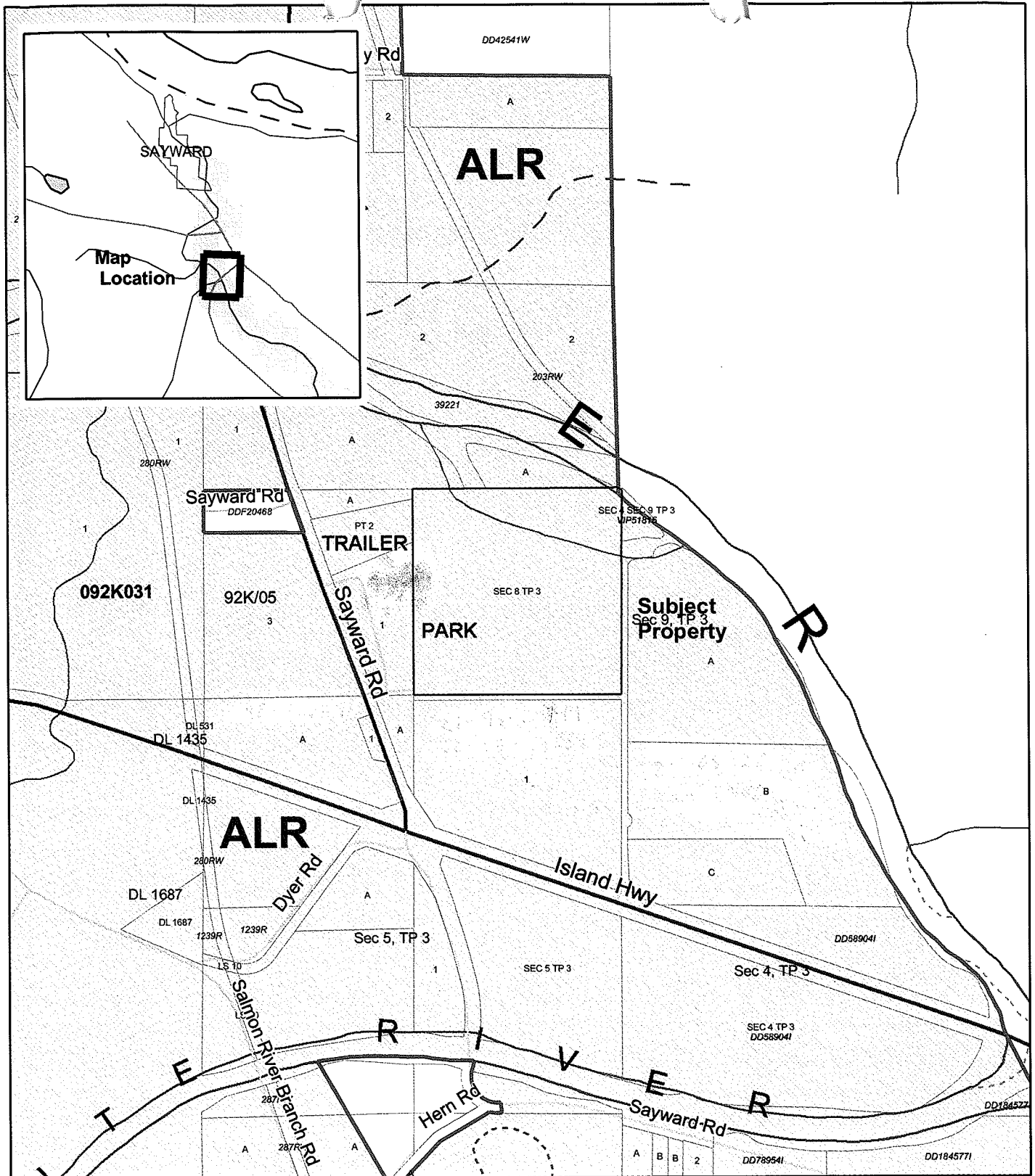
ATTACHMENTS:

- Proposal from Applicant
- Comox-Strathcona Regional District Planning Report
- ALC Context Map
- ALC Context Map Photo
- Sketch of Proposal

END OF REPORT

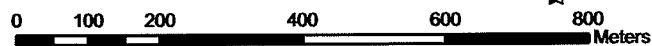

Signature

3/5/07
Date



ALC Context Map

Map Scale: 1:10,000



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