



Agricultural Land Commission
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April 12, 2007

Reply to the attention of Brandy Ridout
ALC File: #H - 37249

Gary and Karen Persson
PO Box 1990 - 2122 Highway 95
Golden, BC V0A 1H0

Dear Mr. and Mrs. Persson:

Re: **Application for non-farm use in the Agricultural Land Reserve**

Please find attached the Minutes of Resolution # 106/2007 outlining the Commission's decision as it relates to the above noted application.

Yours truly,

PROVINCIAL AGRICULTURAL LAND COMMISSION

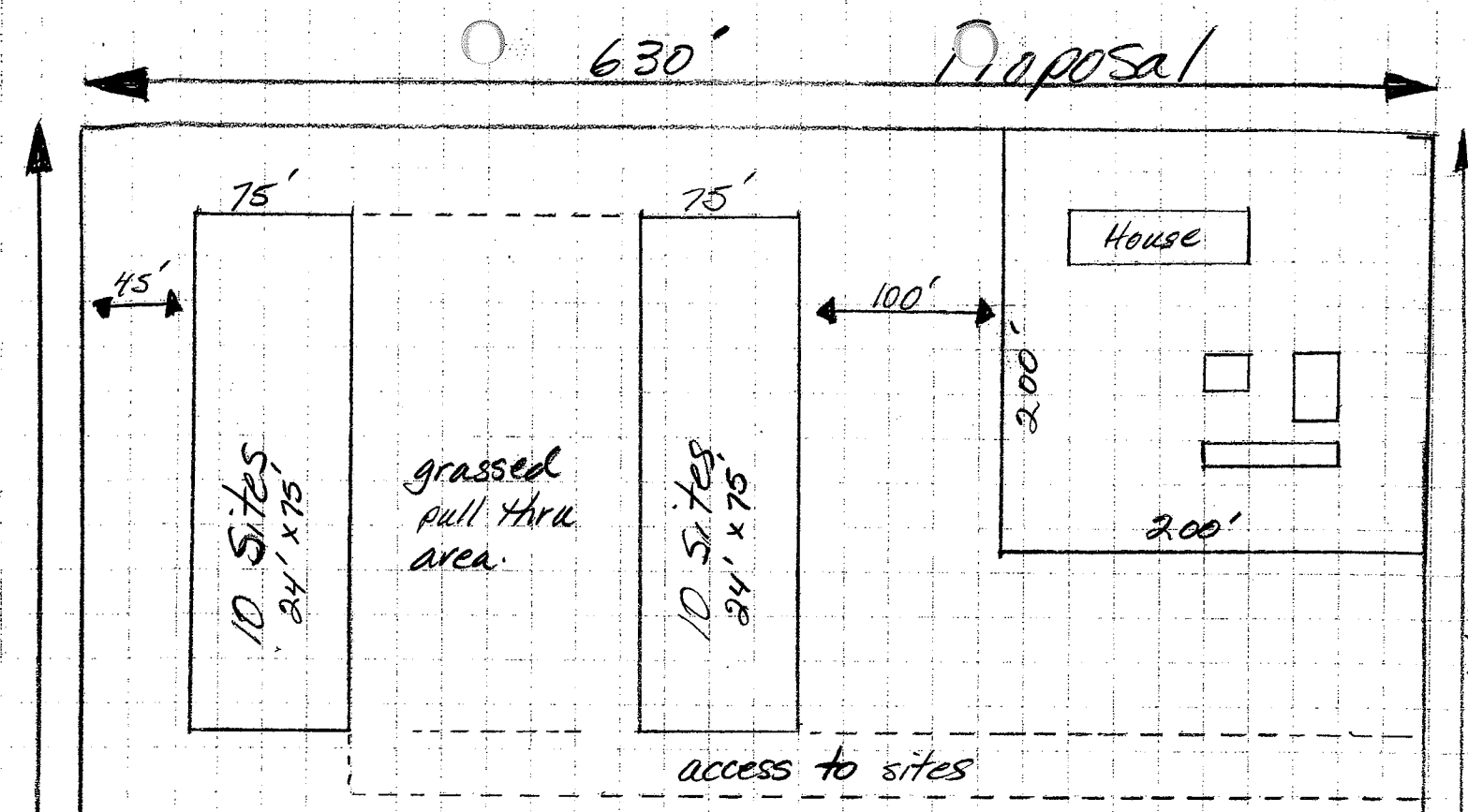
Per:

Erik Karlsen, Chair

cc: Columbia Shuswap Regional District (#LC2351-A)

Enclosure: Minutes/Sketch Plan

BR/lv
37249d1



Schedule 1

APPLICATION # H-37249

RESOLUTION # 106/2007

APPROVED 20 CAMPSITES

C. P. Railway



Scale = each square is 21' each way N-S
E-W



MINUTES OF THE PROVINCIAL AGRICULTURAL LAND COMMISSION

A meeting was held by the Provincial Agricultural Land Commission on March 29, 2007 in Vernon, BC.

PRESENT:	Sue Irvine	Chair, Okanagan Panel
	Sid Sidhu	Commissioner
	Monika Marshall	Commissioner
	Brandy Ridout	Staff
	Martin Collins	Staff

For Consideration

Application: # H- 37249
Applicant: Gary and Karen Persson
Proposal: To construct 20 campsites on a 1.9 ha portion of the 3.9 ha subject property.
Legal: PID: 016-554-001
Parcel 1, Section 24, Township 25, Range 21, W5M, Kootenay District, Plan 38501
Location: 2122 Highway 95 - South of Nicholson - McMurdo Area

Site Inspection

A site inspection was not conducted.

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

Assessment of Agricultural Capability

The Commission did not believe that the land had very good capability for agriculture, because the Canada Land Inventory rating for the soils is Class 5 with limitations of low fertility and stoniness.

Assessment of Impact on Agriculture

The Commission also assessed the impact of the 20 campsites on the long term goal of preserving agricultural land. The Commission noted that about 1.2 ha of an existing hayfield would be devoted to campground uses, and that the infrastructure of sewer and power would not permanently alienate the land. As such the Commission believes the proposal would not substantively affect the agricultural utility of the property or the existing or potential agricultural use of surrounding lands.

Conclusions

1. That the land under application has limited agricultural capability.
2. Ten sites for campground uses are permitted on a parcel without application.
3. That the proposal will not substantively or permanently alienate agricultural land.

IT WAS

MOVED BY: Commissioner Marshall

SECONDED BY: Commissioner Sidhu

THAT the application to develop 20 campground sites on a 1.9 ha portion of the property be allowed

AND THAT the approval is subject to the following conditions:

- The utility services be constructed in such a way that it does not provide an impediment for any future agricultural endeavor.

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 # 106/2007



Staff Report
Application # H – 37249
Applicant: Gary and Karen Persson
Location: south of Golden

DATE RECEIVED: February 22, 2007

DATE PREPARED: March 8, 2007

TO: Chair and Commissioners – Okanagan Panel

FROM: Brandy Ridout, Land Use Planner

PROPOSAL: To construct 20 campsites on a 1.9 ha portion of the 3.9 ha subject property.

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

BACKGROUND INFORMATION:

The applicants currently raise pigs and chickens and grow hay on the property. They will continue with these activities but will have a smaller area (2.1 ha instead of 3.2 ha) and will supplement their farm income with the income from the campsites.

The applicants also own the 1.8 ha subject property lying to the south of the railway (Parcel A, Section 24, Township 25, Range 21, W5M, Reference Plan 463111, Kootenay District, PID: 016-554-001). As they propose to use the lot for wildlife viewing, which is permitted under the *Agricultural Land Reserve Use, Subdivision and Procedure Regulation*, the property is not considered under this application.

Local Government:

Columbia Shuswap Regional District

Legal Description of Property:

PID: 016-553-934
Parcel 1 (Sketch Plan 3850I) Section 24, Township 25, Range 21, West of the 5th Meridian,
Kootenay District

Purchase Date:

July 2002

Location of Property:

2122 Highway 95 - South of Nicholson - McMurdo Area

BACKGROUND INFORMATION (continued):

Size of Property:

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

Present use of the Property:

Farmhouse, garages, tee pee/primitive shelters, pig pen, hayfield, chickens

Surrounding Land Uses:

WEST: Large acreage, Canadian Timber Frame Sawmill
SOUTH: CPR, applicants property and Columbia River
EAST: Rural Residential
NORTH: Agriculture, hay fields, cattle

Agricultural Capability:

Data Source: Agricultural Capability Map # 82N/2
The majority of the property is identified as having Secondary ratings.

Official Community Plan/Zoning Bylaw and Designation:

There is no OCP or zoning regulations for this area.
Minimum Lot Size: Local Services Act 1,675 m² or larger for sewerage disposal

LOCAL GOVERNMENT RECOMMENDATIONS/COMMENTS:

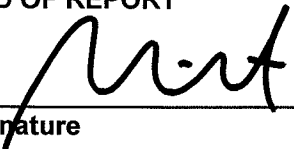
Columbia Shuswap Regional District Board: Concurred with Development Services recommendation.

Columbia Shuswap Regional District Development Services: Recommend that the application be forwarded to the ALC with a recommendation for approval provided no buildings or structures be constructed on the property that lies adjacent to the Columbia River (Parcel A).

ATTACHMENTS:

- ALR Base Map #82N/2
- Proposal (submitted by applicant)
- Sketch of proposal
- Properties owned by applicants
- Columbia Shuswap Regional District Development Services information sheet
- Air photo

END OF REPORT



Signature



Date