



Agricultural Land Commission
133-4940 Canada Way
Burnaby, British Columbia V5G 4K6
Tel: 604 660-7000
Fax: 604 660-7033
www.alc.gov.bc.ca

December 17, 2007

Reply to the attention of Brandy Ridout
ALC File: V-37728

Cityspaces Consulting Ltd.
#910 - 688 W Hastings Street
Vancouver, BC V6B1P1

Dear Sir/Madam:

Re: Application for non farm uses in the Agricultural Land Reserve

Please find attached the Minutes of Resolution # 653/2007 outlining the Commission's decision as it relates to the above noted application. A sketch of the approved development is also attached.

As agent, it is your responsibility to notify your client(s) accordingly.

Yours truly,

PROVINCIAL AGRICULTURAL LAND COMMISSION

Per: 

Erik Karlsen, Chair

cc: Regional District of Okanagan-Similkameen (G 07-04060.010)

Enclosure: Minutes/Sketch Plan

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.

Assessment of Agricultural Capability and Suitability

The Commission noted that the land appeared to have reasonably good agricultural capability where it was not disturbed by structures. No agricultural improvements were noted on the portion of the property lying to the north of Highway #3. The lower field area, occupying about half of the portion of the property lying to the south of Highway #3, is used for intermittent grazing. No changes are contemplated to this field.

Assessment of Impact on Agriculture

The Commission also assessed the impact of the proposal against the long term goal of preserving agricultural land. The Commission believed the historic camp use of the property, and the presence of a significant number of existing structures preclude a production oriented agricultural future for the property. As such the Commission believed that a continuation of institutional uses could be accommodated, provided no further erosion to the agricultural resource occurs.

Conclusions

1. That the land under application has agricultural capability and is appropriately designated as ALR.
2. That the land under application is suitable for agricultural use.
3. That the proposal will not significantly impact agriculture.

IT WAS

MOVED BY: Commissioner Sue Irvine

SECONDED BY: Commissioner Sid Sidhu

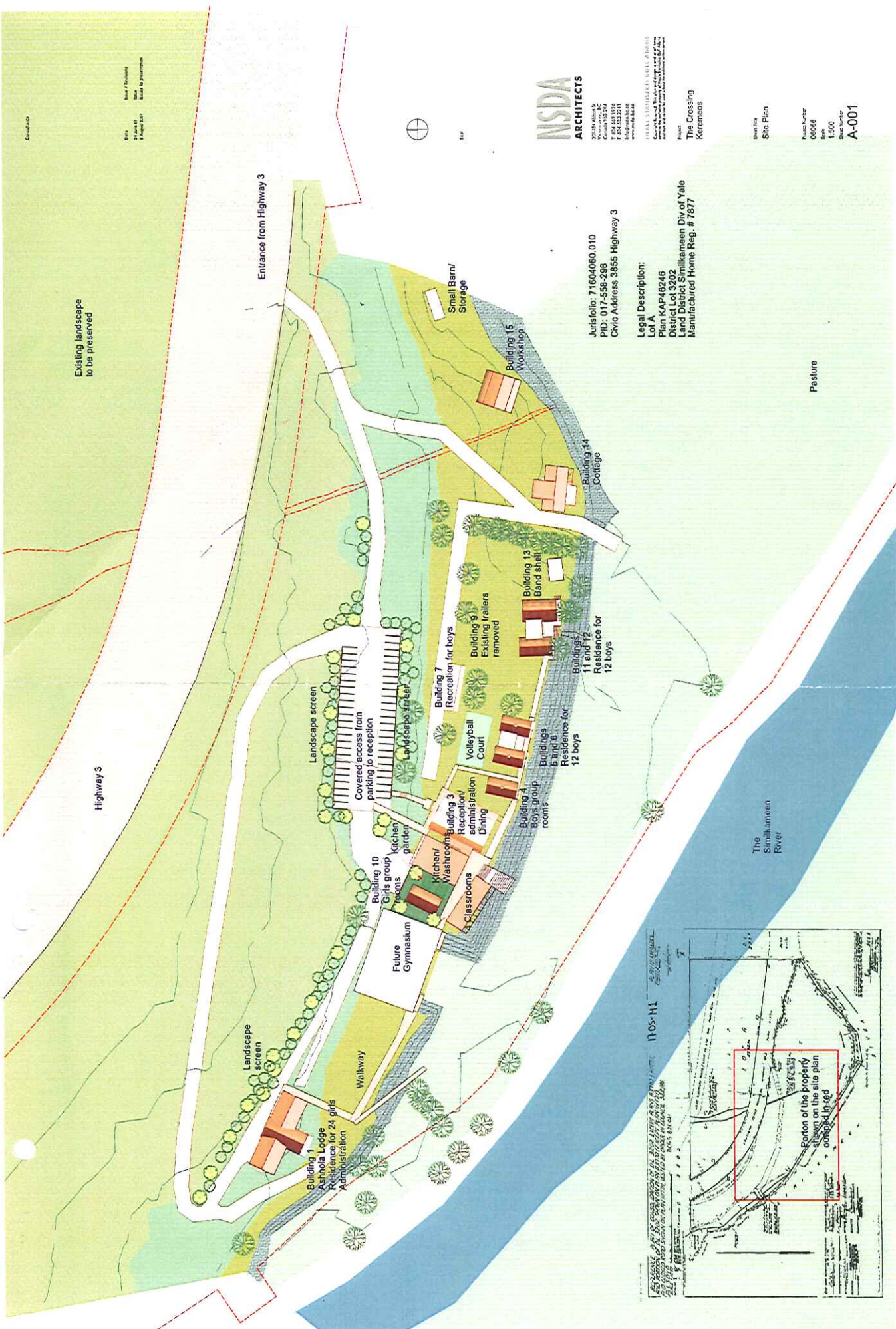
THAT the application to establish a residential youth addiction treatment centre be allowed.

AND THAT the approval is subject to the following conditions:

- the facility be developed in substantial compliance with the plan submitted with the application,
- approval for non-farm use is granted for the sole benefit of the applicant and is non-transferable.

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 # 653/2007



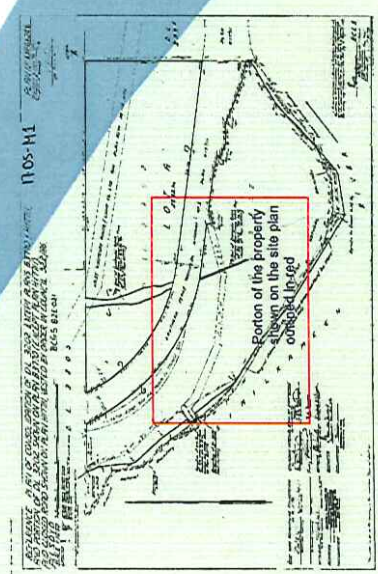
Existing landscape to be preserved

Highway 3

Entrance from Highway 3

Pasture

The Similkameen River



NSDA ARCHITECTS
 20133 Ashcroft St
 Courtenay BC V9A 4A4
 Tel: 250-485-5194
 Fax: 250-485-5194
 info@nsda.bc.ca
 www.nsda.bc.ca

Jurisdiction: 71604060.010
 PID: 017-558-298
 Civic Address: 3655 Highway 3

Legal Description:
 Lot A
 Plan V49248246
 District of 1302
 Lot 10 of Strikameen Div. of Yale
 Manufactured Home Reg. # 7877

Project:
 The Crossing
 Keremeos

Drawn By:
 Site Plan

Project Number:
 06958
 Date:
 11/30
 Sheet Number:
 A-001

Date:
 11/30/07
 11/30/07
 Name:
 Site Plan
 Scale:
 As Shown

APPLICATION # V-37728
 RESOLUTION # 653/2007
 APPROVED SITE PLAN