



Agricultural Land Commission
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May 12, 2008

Reply to the attention of Simone Rivers
ALC File: ZZ-37937

Joseph Pelton
Lacarya Golf Course Ltd
RR2 - Box 3616 - 1480 Highway 5 South
Clearwater , BC V0E1N0

Dear Mr. Pelton:

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

Please find attached the Minutes of Resolution # 193/2008 outlining the Commission's decision as it relates to the above noted application.

Yours truly,

PROVINCIAL AGRICULTURAL LAND COMMISSION

Per:

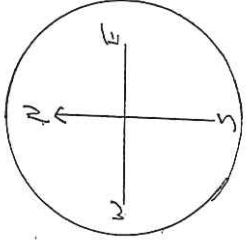
A handwritten signature in black ink that reads 'Simone Rivers'. The signature is written in a cursive, flowing style.

Erik Karlsen, Chair

cc: Thompson-Nicola Regional District (ALR-A-86)

Enclosure: Minutes/Sketch Plan

SCALE. 1 cm = 10 m



GOLF COURSE.

EACH SITE IS MIN - 180 SQ M
SEPTIC TANKS, TOILETS - POWERHOUSE
SHOWERS,
10m x 5m

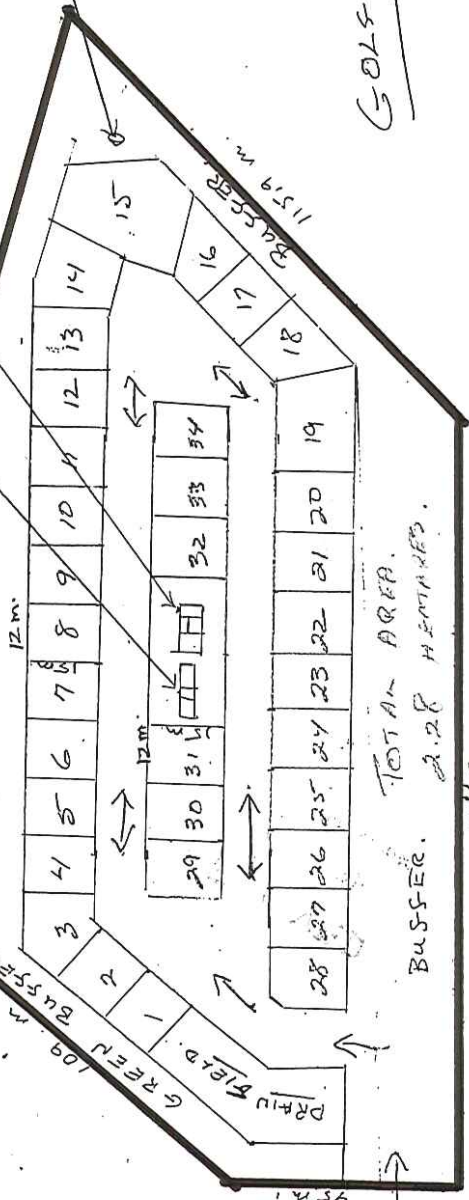
LOT 5
DIST LOT 1391
PLAN S153

WATER
WELL

GOLF COURSE.

PROPERTY IS
SLAT. 1 METRE
ABOVE 200 YR
FLOOD PLAIN.

GREEN BUFFER.
126.4 m
LOT B PLAN 37616



TOTAL AREA.
BUFFER. 2.28 HECTARES.
154.7 m.

PLAN 36598

THOMPSON HWY.

Provincial Agricultural Land Commission

Application # ZZ-37937
Resolution # 193/2008



Subject Property - approved for use as a full service campground



A meeting was held by the Provincial Agricultural Land Commission on April 30, 2008 at the offices of the Ministry of Agriculture and Lands, Kamloops, B.C.

PRESENT:	Grant Huffman	Chair, Interior Panel
	Holly Campbell	Commissioner
	Gordon Gillette	Commissioner
	Simone Rivers	Staff

For Consideration

Application: # ZZ- 37937
Applicant: Lacarya Golf Course Ltd.
Agent: Century 21 Solutions Realty Earl Hain
Proposal: To develop a full service, 34 site, campground on the 2.3 ha property.
Legal: PID: 005-879-388
Lot B, District Lot 1371, Kamloops Division Yale District, Plan 37613
Location: 1480 Highway 5 South, Clearwater

Site Inspection

A site inspection was conducted on April 29, 2008. Those in attendance were:

- Grant Huffman Chair, Interior Panel
- Holly Campbell Commissioner
- Gordon Gillette Commissioner
- Simone Rivers Staff
- Earl Hain Agent
- Joseph Pelton Applicant

The Commission viewed the property, which was surrounded by the existing golf course.

Mr. Hain confirmed that the staff report dated February 6, 2008 was received and no errors were identified.

Discussion

The Commission noted that the property was surrounded by the existing golf course which had been in place since 1985. The golf course and area proposed for campground use is also separated from other agricultural properties by the Yellowhead Highway. At the time that the Golf Course was approved the Commission had allowed the creation of the subject property for use as a motel/clubhouse complex. To date the motel/clubhouse complex has not been developed on the property. As the property had been created with permission for non-farm use and due to the fact that the property was surrounded by the Golf Course, the Commission had no objection to the proposed campground with 34 sites as proposed.

Conclusions

1. That the proposal will not impact agriculture due to the location of the property and surrounding non-farm use.

IT WAS

MOVED BY: Commissioner Gillette

SECONDED BY: Commissioner Huffman

THAT the application be allowed.

AND THAT the approval is subject to the following conditions:

- the non-farm use be in substantial compliance with the plan submitted with the application
- The non-farm use is confined to Lot B, District Lot 1371, Kamloops Division Yale District, Plan 37613. This approval does not include authorization for any additional non-farm use on the golf course property.
- If the non-farm use has not commenced within 3 years of the date of this decision, the approval for non-farm use will expire.

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 # 193/2008