



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

November 9, 2011

Reply to the attention of Ron Wallace
ALC File: 52409

Susan Abbott
Community Parks and Recreation Operator
Columbia Shuswap Regional District
PO Box 978
Salmon Arm, B.C.
V1E 4P1

Dear Madam:

Re: Application for Non Farm Uses within the Agricultural Land Reserve

Your File: LC2455C

Please find attached the Minutes of Resolution #376/2011 and a sketch plan outlining the Commission's decision as it relates to the above noted application. As agent it is your responsibility to notify your client(s) accordingly.

Other approvals may be necessary. Prior to proceeding, the Commission suggests you contact any other agency that may have authority.

If you have any further questions please contact this office.

Yours truly,

PROVINCIAL AGRICULTURAL LAND COMMISSION

Per

A handwritten signature in blue ink, appearing to read 'Brian Underhill', is written over a horizontal line.

Brian Underhill, Executive Director

Enclosure: Minutes/Sketch plan



PROVINCIAL AGRICULTURAL LAND COMMISSION

A meeting was held by the Provincial Agricultural Land Commission on October, 26th, 2011 at the offices of the Commission located at #133 – 4940 Canada Way, Burnaby, B.C.

COMMISSION MEMBERS PRESENT:

Richard Bullock	Chair
Jennifer Dyson	Vice-Chair
Bert Miles	Commissioner
Jim Johnson	Commissioner

COMMISSION STAFF PRESENT:

Ron Wallace	Land Use Planner
Brian Underhill	Executive Director

APPLICATION: # 52409

PROPOSAL: To use a 1.8 ha Statutory Right of Way (SRW) portion of a 159 ha parcel for park purposes. The Columbia Shuswap Regional District plans to develop the park, and proposes a campground, parking area, boat launch, and day use picnic area. The SRW was originally used as a log storage yard. The remainder of the parcel is used an eco-ranch commercial development – consisting of a campground/RV park, lodge and cabins, hiking trails, etc.

The application is submitted pursuant to section 20(3) of the *Agricultural Land Commission Act*

PROPERTY INFORMATION:

Parcel ID: 016-533-097

Property Owner: Columbia View Homes and Columbia Valley Credit Union

Date Acquired: Dec. 2003

Legal Description: Parcel A, Sketch Plan 50551), Section 30, Twp 26, R. 21, W6M, KD, Except Plans NEP65016 and NEP66542

Civic Address: 820 Canyon Creek Road, Golden

Size: 159 ha

Area in ALR: 159 ha

Current Land Use: Eco-ranch business

Farm Classification: No

(BC Assessment)

COMMISSION CONSIDERATION:

Section 6 of the *Agricultural Land Commission Act* identifies the purposes of the Commission 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.

Agricultural Capability

In assessing agricultural capability, the Commission refers in part to agricultural capability mapping and ratings. The ratings are interpreted using the Canada Land Inventory (CLI), 'Soil Capability Classification for Agriculture' system.

The CLI agricultural capability ratings of the soil of the subject property are 6:2X 4:4P.

Class 2 – Land in this class has minor limitations that require good ongoing management practices or slightly restrict the range of crops, or both.

Class 4 – Land in this class has limitations that require special management practices or severely restrict the range of crops, or both.

The limiting subclasses are: P – stoniness , and X - cumulative and minor adverse.

The applicant indicates that the 1.8 ha SRW site was graveled for previous log storage uses and retains little, if any, soil based agricultural capability.

Agricultural Suitability

The Commission assessed whether external factors such as encroaching non-farm development have caused or will cause the land to become unsuitable for agriculture. The Commission believed the previous debilitation and log sort use of the 1.8 ha site rendered the land unsuitable for agricultural use.

Assessment of Potential Impact on Agriculture

The Commission also assessed the impact of the proposal against the long term goal of preserving agricultural land. The Commission does not believe that the development of a small campground and day use area on the southeast corner of the 159 ha property would negatively impact existing or potential agricultural use of the remainder, or surrounding lands in the ALR.

Other Factors

The Commission also recalled that in 2004 it had previously approved similar campground uses on a larger scale on the 159 ha parent parcel.

CONCLUSIONS:

1. That the subject land has limited agricultural capability and is largely unsuitable for agricultural uses.
2. That the park proposal will have a negligible impact on agriculture, given the size and location of the proposed non farm uses, relative to the larger parcel and previous decisions of the Commission.

IT WAS

MOVED BY: Commissioner Bert Miles
SECONDED BY: Commissioner Jim Johnson

THAT the application for a day use park and campground development on a 1.8 ha SRW portion of the 159 ha parcel be allowed,

AND THAT the approval is subject to the following condition:

- the park development must be completed within three (3) years from the date of this decision.

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 #376/2011

CEAR IN FAVOUR OF THE CSRD.

STATUTORY RIGHT OF WAY PLAN OF PART OF PARCEL A (SKETCH PLAN 50551) SECTION 30 TOWNSHIP 26 RANGE 21 WEST OF THE 5TH MERIDIAN KOOTENAY DISTRICT EXCEPT PLANS NEP65016 AND NEP66542

PLAN EPP7771

PURSUANT TO SECTION 113 OF THE LAND TITLE ACT

BCGS 82N026



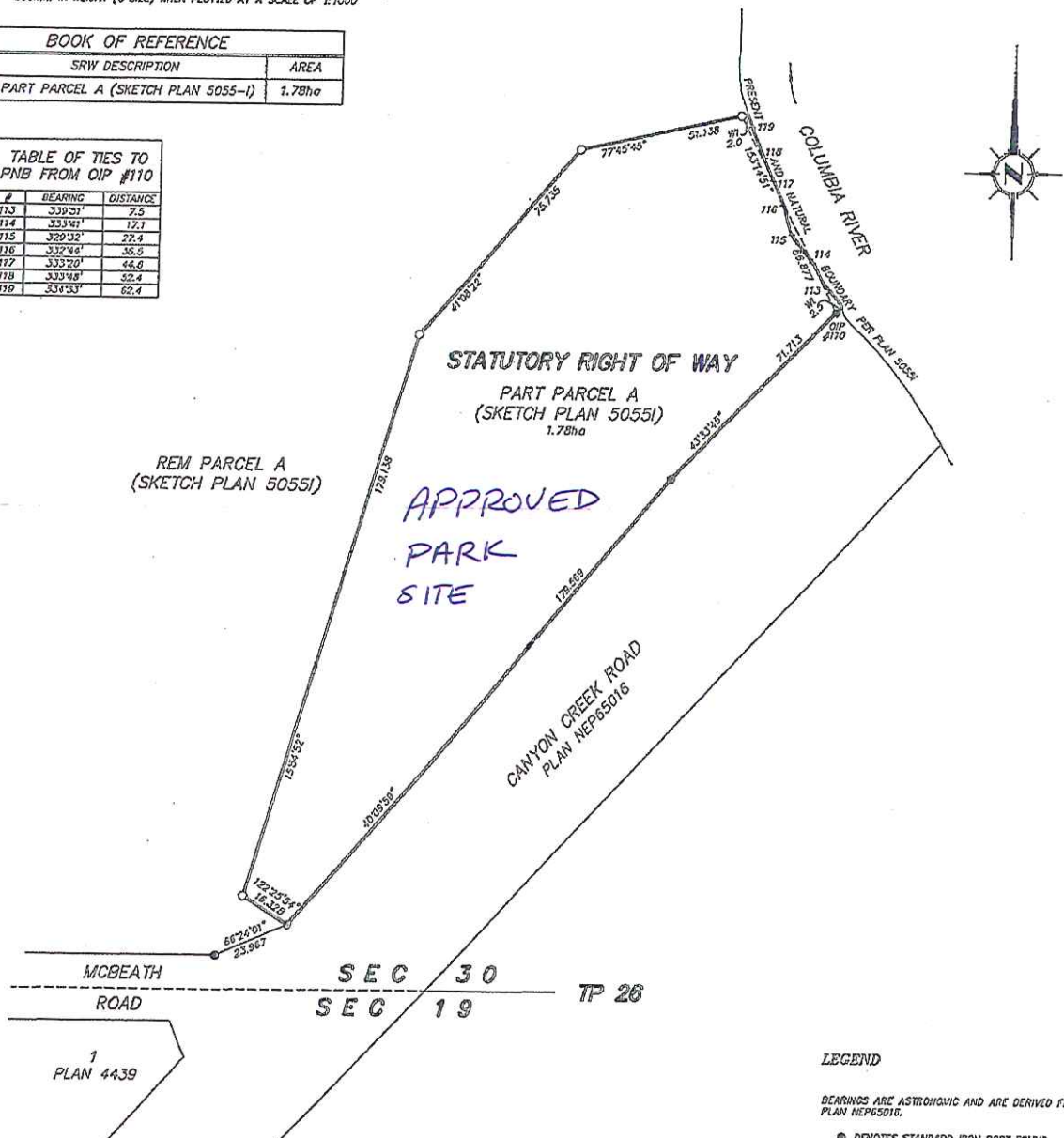
SCALE: 1:1000

THE INTENDED PLOT SIZE OF THIS PLAN IS 432mm IN WIDTH BY 580mm IN HEIGHT (C SIZE) WHEN PLOTTED AT A SCALE OF 1:1000

BOOK OF REFERENCE	
SRW DESCRIPTION	AREA
PART PARCEL A (SKETCH PLAN 5055-1)	1.78ha

TABLE OF TIES TO PNB FROM OIP #110

#	BEARING	DISTANCE
113	S39°21'	7.5
114	S33°41'	12.1
115	S29°32'	22.4
116	S32°46'	38.8
117	S33°20'	44.6
118	S33°48'	52.4
119	S34°33'	62.4



LEGEND

- BEARINGS ARE ASTROMOMIC AND ARE DERIVED FROM PLAN NEP65016.
- ⊙ DENOTES STANDARD IRON POST FOUND
- DENOTES STANDARD IRON POST PLACED
- ALL DISTANCES ARE IN METRES AND DECIMALS THEREOF.
- NOTE: THIS PLAN SHOWS ONE OR MORE WITNESS POSTS WHICH ARE SET ALONG THE PRODUCTION OF THE PROPERTY BOUNDARY UNLESS OTHERWISE NOTED

THIS PLAN LIES WITHIN THE COLUMBIA SHUSWAP REGIONAL DISTRICT.

ALC FILE 52409 SKETCH PLAN RESOLUTION # 376/2011

MOMASHEE SURVEYING • GEOMATICS

3710A, 22nd Street Vernon, B.C. V1T 2G2 Tel: (250) 648 6000 Fax: (250) 648 6012

DRAWING: 5572 SRW.DWG

THE FIELD SURVEY REPRESENTED BY THIS PLAN WAS COMPLETED BY ROBERT DAVID TUPPER, B.C.L.S. ON THE 1st DAY OF JUNE, 2010 CCP #111277