



Agricultural Land Commission
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December 22, 2005

Reply to the attention of Brandy Ridout
ALC File: #V-36343

Eli Wong
RR1, S1, C10 Princeton Summerland Road
Princeton, BC - V0X 1W0

Dear Ms. Wong:

Re: Application to Exclude land from the Agriculture Land Reserve

Please find attached the Minutes of Resolution #668/2005 outlining the Commission's decision as it relates to the above noted application.

Should you wish to request a reconsideration to pursue the inclusion of the additional properties in this application, please contact Brandy Ridout.

Yours truly,

PROVINCIAL AGRICULTURAL LAND COMMISSION

Per:

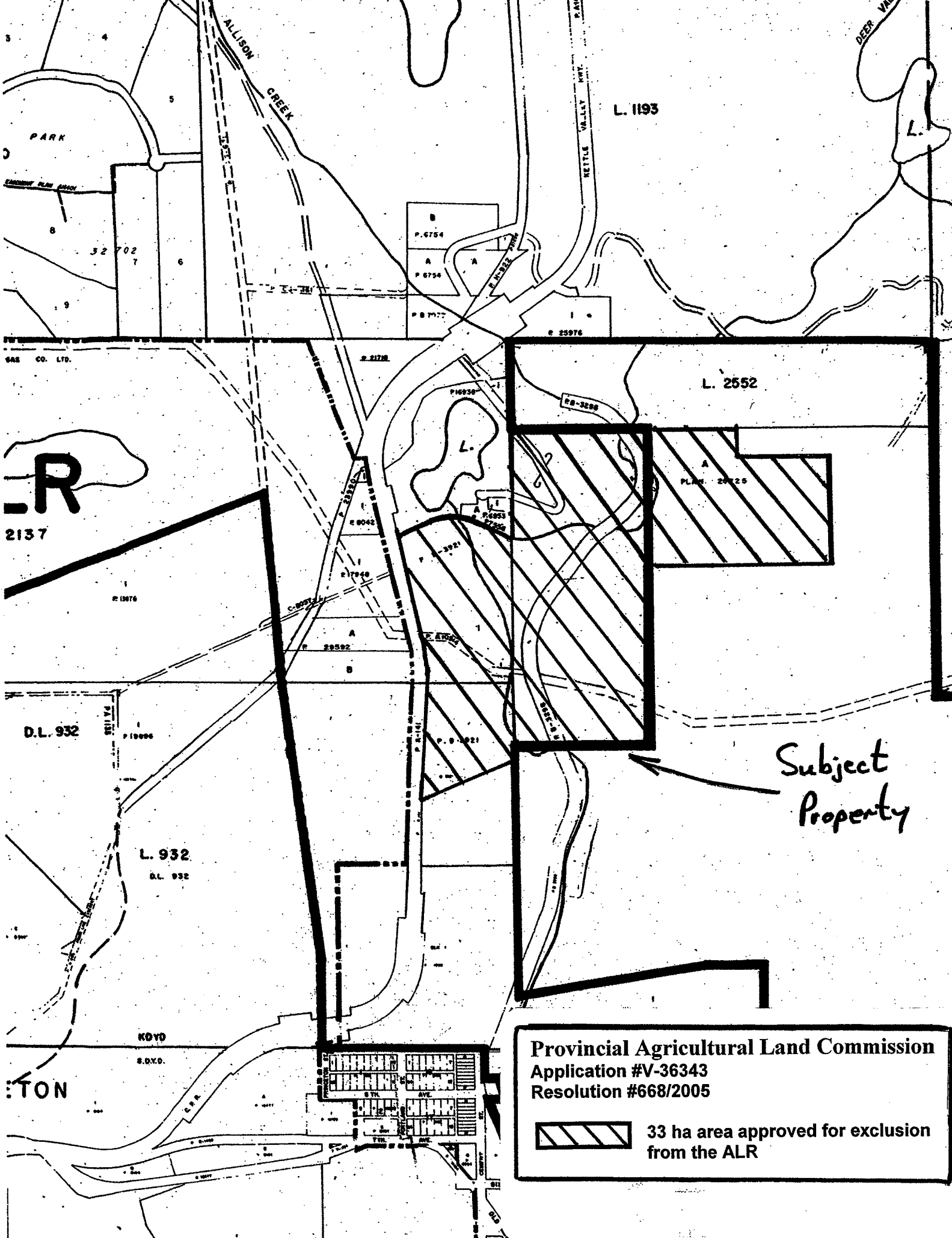
A handwritten signature in black ink, appearing to read 'Erik Karlsen', written in a cursive style.

Erik Karlsen, Chair

cc: Regional District of Okanagan-Similkameen - H 05-00971.001


BR/lv/Enclosure: Minutes
Sketch Plan

36343d1



LR
2137

Provincial Agricultural Land Commission
Application #V-36343
Resolution #668/2005

 33 ha area approved for exclusion from the ALR

Subject Property

MINUTES OF THE PROVINCIAL AGRICULTURAL LAND COMMISSION

Minutes of a meeting held by the Provincial Agricultural Land Commission (the "Commission") on December 8, 2005 at 8090 Highway 97, Lake Country, BC.

PRESENT:	Sue Irvine	Chair
	Sharon McCoubrey	Commissioner
	Brandy Ridout	Staff, Regional Research Officer
	Martin Collins	Staff, Planner

ABSENT: Sid Sidhu Commissioner

For Consideration

Brandy Ridout presented the November 18, 2005 staff report regarding application #V-36343. Ms. Wong (Lee) confirmed that she had received the staff report and did not identify any errors.

Application: #V-36343
Applicant: Eli Wong
Original Proposal: To exclude the 33 ha ALR component of the 43.9 ha subject property to enable the land to be used as an eco-friendly tourist resort.
Legal: PID: 003-645-363
Lot A, District Lot 932, 1525 and 2137, Kamloops Division Yale District, Plan 28225
Location: Rainbow Lake Road, northeast of Princeton

Site Inspection

A site inspection was conducted on December 6, 2005. Those in attendance were:

- Sue Irvine & Sharon McCoubrey, Commissioners
- Brandy Ridout and Martin Collins, Agricultural Land Commission staff
- Eli Wong (Lee), applicant

During the site inspection, it was pointed out to the applicant that in addition to the one property she was requesting be excluded from the ALR, the other four properties that currently make up the resort are also in the ALR. The applicant provided a map showing the resort's configuration on the five lots and requested to have them considered under the current exclusion application.

Commission Discussion

The Commission discussed its previous approval (File # 33581) which endorsed the idea of exclusion of Lot A, District Lot 932, 1525 and 2137, Kamloops Division Yale District, Plan 28225.

Resolution #668/2005

Application #V-36343

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The Commission also discussed the request to include the additional four properties in the current application, the legal descriptions of which are as follows:

1. PID: 005-673-861
Lot A, District Lot 2137, Kamloops Division Yale District, Plan 25098
2. PID: 005-673-879
Lot B, District Lot 2137, Kamloops Division Yale District, Plan 25098
3. PID: 010-052-518
Lot 1, District Lot 2137, Kamloops Division Yale District, Plan 6953
4. PID: 013-184-725
That part of District Lot 2137 Shown on Plan B3921, Kamloops Division Yale District, Except Plans 6953, 25098, 27558, and 25098

Although the Commission could not include the additional lots in the current application because the required exclusion application procedure had not been followed, it would be prepared to reconsider the file should the necessary steps be taken to include the lots in this application. The Commission recognised the additional four lots to be a part of the resort and of the same agricultural capability as the 43.9 ha parcel under application.

IT WAS

MOVED BY: Commissioner Irvine

SECONDED BY: Commissioner McCoubrey

THAT the staff report be received

AND THAT the application to exclude the 33 ha ALR component of the 43.9 ha subject property to enable the land to be used as an eco-friendly tourist resort be approved on the grounds of limited agricultural capability

AND THAT the Commission would reconsider the application to include the exclusion of the additional four properties listed above should the applicant follow the required exclusion application procedure for those additional properties

AND FINALLY THAT this approval is subject to compliance with any other enactment, legislation or decision of any agency having jurisdiction.

CARRIED



Staff Report
Application # V – 36343 – 0
Applicant: Eli Wong
Location: Princeton

DATE RECEIVED: October 27, 2005

DATE PREPARED: November 18, 2005

TO: Chair and Commissioners – Okanagan Panel

FROM: Simone Rivers, Regional Research Officer

PROPOSAL: To exclude the 33 ha ALR component of the 43.9 ha subject property to enable the land to be used as an eco-friendly tourist resort.

This application is made pursuant to section 30(1) of the *Agricultural Land Commission Act*.

BACKGROUND INFORMATION:

Previous Commission approval (File # 33581) endorsed the idea of exclusion of this parcel in the decision letter which stated; *"The Commission would also like to note that they would be prepared to consider an exclusion application for the subject parcel in the future should you desire to proceed in this direction"*

Two letters of opposition were received from nearby landowners who objected to the exclusion on the grounds that they did not want more tourists and traffic in their residential area.

Local Government:

Regional District of Okanagan-Similkameen

Legal Description of Property:

PID: 003-645-363

Lot A, District Lot 932, 1525 and 2137, Kamloops Division Yale District, Plan 28225

Purchase Date:

May 1990

Location of Property:

375 Rainbow Lake Road, northeast of Princeton

Size of Property:

43.9 ha (approximately 33 ha of the parcel is within the ALR).

BACKGROUND INFORMATION (continued):

Present use of the Property:

Princeton Castle Resort consisting of a main lodge, offices, cabins and campsites all with supporting infrastructure.

Surrounding Land Uses:

WEST: Town of Princeton (ALR)
SOUTH: Residential - Crown Provincial (ALR)
EAST: Trans Canada Trail (non-ALR)
NORTH: Residential (ALR)

Agricultural Capability:

Data Source: Agricultural Capability Map # 92H/8
The majority of the property is identified as having secondary ratings.

Official Community Plan and Designation:

Electoral Area 'H' Rural Land Use Bylaw 1725

Zoning Bylaw and Designation:

The property has three different zoning designations:
RA (Resource Area); SH1 (Small Holdings); CR (Commercial Recreational)

PREVIOUS APPLICATIONS:

Application #02031-0

Applicant: Castle Park Enterprises Ltd.
Decision Date: September 14, 1976
Proposal: To subdivide a portion of D.L. 2137 and consolidate all of the other subject properties and use them for campground purposes.
Decision: Allowed subject to no campsites being established on the portion of the property north of Allison Creek.

Application #02031-1

Applicant: Castle Parks Enterprises Ltd.
Decision Date: June 2, 1977
Proposal: To waive the consolidation condition.
Decision: Allowed.

Application #02031-2

Applicant: Castle Parks Enterprises Ltd.
Decision Date: August 15, 1977
Proposal: To allow the construction of 350 campsites rather than the 240 allowed by Resolution #4663/76.
Decision: Allowed subject to no campsites being established north of Allison Creek.

Application #02031-3

Applicant: Castle Parks Enterprises Ltd.
Decision Date: June 20, 1979
Proposal: To construct a swimming pool, stage, grandstand, and dance floor adjacent.
Decision: Allowed subject to the uses being confined to the area formerly known as Lot A, Plan 6516.

Application #02031-4

Applicant: Castle Parks Enterprises Ltd.

Decision Date: June 22, 1999

Proposal: To build three +/- 600 ft² cabins and approval for an existing 1997 office, 1995 lodge, 1996 fitness building, 1997 sleeping cabanas, 1997 washroom facility, two 1997 one bedroom cabins, and four 1998 log chalets and a service building.

Decision: Allowed .

Application #33581-0

Applicant: Princeton Castle Resort Ltd

Decision Date: April 18, 2001

Proposal: To relocate 13 of the existing sleeping cabanas to the RV park and replace them with 7 luxury log chalets, which would be extension of existing chalets. They are also proposing to add electrical and storage building.

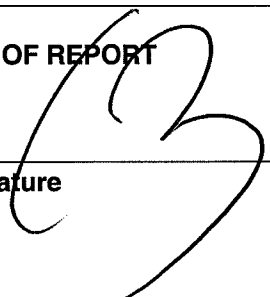
Decision: Allowed.

LOCAL GOVERNMENT RECOMMENDATIONS/COMMENTS:

Regional District of Okanagan Similkameen: All ALR applications are authorised to proceed to the Agricultural Land Commission.

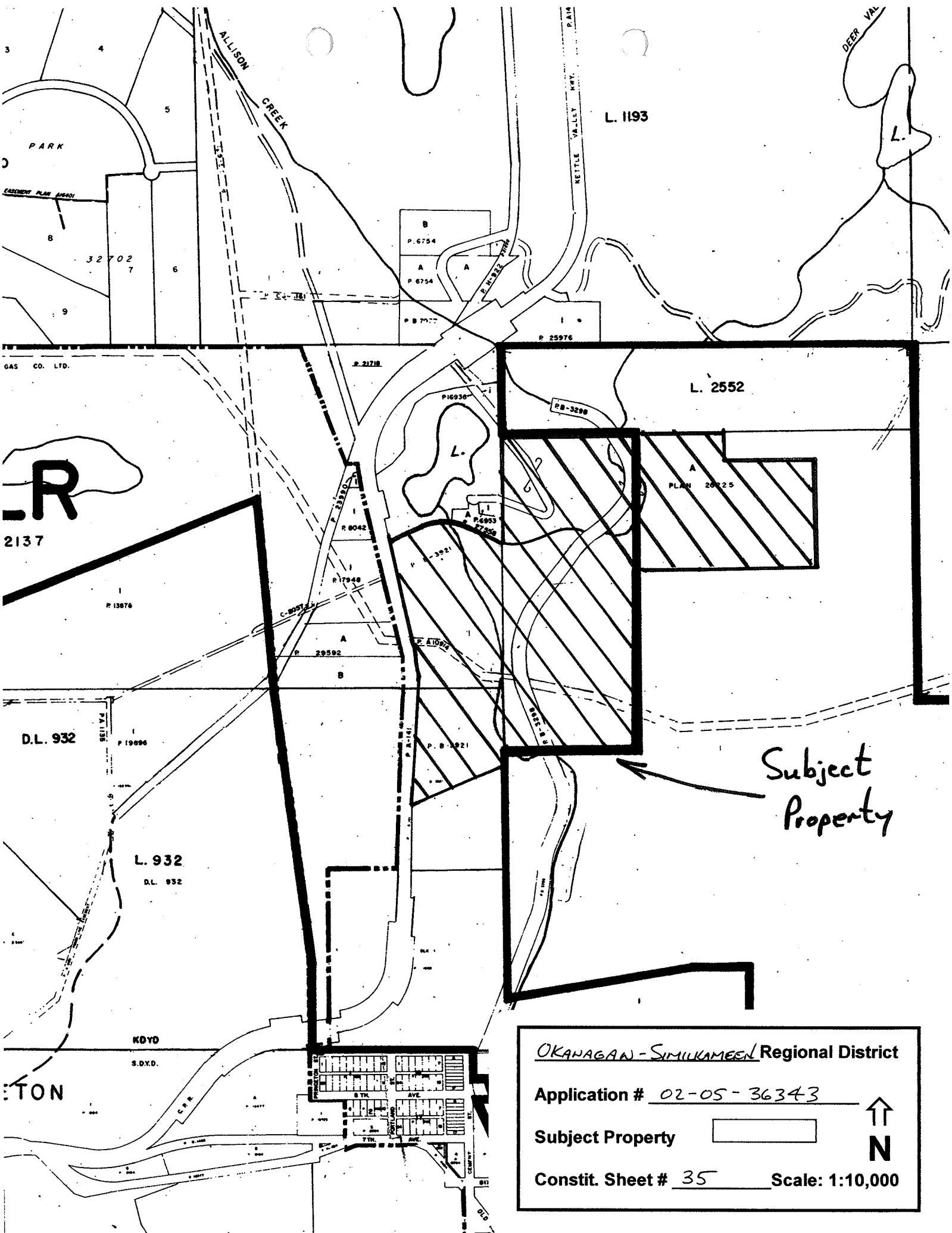
END OF REPORT

Signature



Date

Nov 23/05



LR
2137

L. 1193

L. 2552

L. 932
D.L. 932

Subject
Property

OKANAGAN-SIMILIKAMEEN Regional District

Application # 02-05-36343

Subject Property

Constit. Sheet # 35 Scale: 1:10,000

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