



**Agricultural Land Commission**  
133-4940 Canada Way  
Burnaby, British Columbia V5G 4K6  
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May 5, 2006

Reply to the attention of Brandy Ridout  
ALC File #V-36480

Sydney's Off Road Moto Park Ltd  
24979 - 108th Avenue  
Maple Ridge, BC V2W 1G8

Dear Stan & Cheryl Stanowski:

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

Please find attached the Minutes of Resolution #191/2006 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, appearing to read 'E. Karlsen', is written over the printed name below.

Erik Karlsen, Chair

cc: Regional District of Okanagan-Similkameen - H06-00926-500

BR/lv/Encl.: Minutes  
Sketch Plan

36480d1

EXPLANATORY PLAN SHOWING SUBDIVISION OF  
PART OF DISTRICT LOT 1199, K.D.Y.D.

PLAN No.  
DEPOSITED IN THE LAND TITLE OFFICE IN KAMLOOPS,  
BRITISH COLUMBIA, THIS \_\_\_ DAY OF \_\_\_, 1980.

Scale 1 inch = 200 feet.

BEARINGS ARE ASTRONOMIC AND DERIVED FROM PLAN H-479.

REGISTRAR

PARK LAND

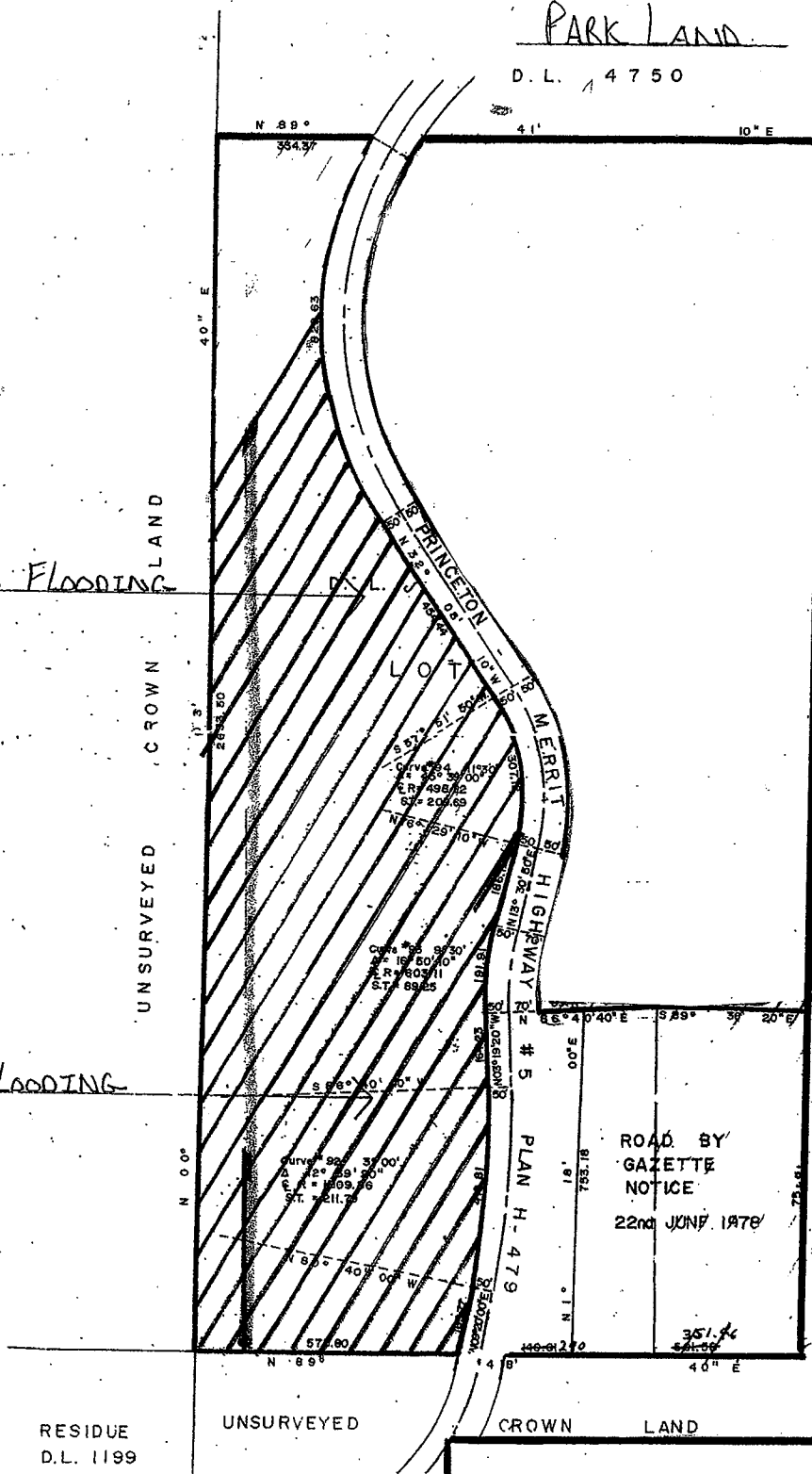
D.L. 4750

PROPOSED CAMPING  
ALLOWABLE BUILDING  
AREA

SUBJECT TO FLOODING

AREA SUBJECT TO FLOODING


18° may day



*Arvid Petersen*  
ARVID PETERSEN  
*Olive Petersen*  
OLIVE PETERSEN  
*Cathie Gray*  
WITNESS AS TO BOTH SIGNATURES  
#24-45 Queen Ave W  
Penticton B.C.  
*Draytonson*  
ADDRESS  
OCCUPATION

RE: M. N. 30575  
FEDERAL BUSINESS DEVELOPMENT  
BANK

**Provincial Agricultural Land Commission**  
Application #V-36480  
Resolution #191/2006

 10.5 ha area approved for non-farm use in the ALR

## MINUTES OF THE PROVINCIAL AGRICULTURAL LAND COMMISSION

A meeting was held by the Provincial Agricultural Land Commission on April 20, 2006 at the Ministry of Agriculture and Lands office located at 1690 Powick Rd, Kelowna, BC.

<b>PRESENT:</b>	Sue Irvine	Chair, Okanagan Panel
	Sharon McCoubrey	Commissioner
	Brandy Ridout	Staff
	Martin Collins	Staff
<b>ABSENT:</b>	Sid Sidhu	Commissioner

### For Consideration

Application # #V – 36480  
Applicant(s) Sydney's Off Road Moto Park Ltd  
Proposal To use 10.5 ha of the 27.5 ha subject property for the commercial use of off-road vehicles such as ATV's, snowmobiles and moto-cross bikes as well as a future camping area and associated office building.  
Legal PID: 003-278-000  
That part of District Lot 1199, Kamloops Division Yale District, Plan E15671  
Location 27 km north of Princeton

### Site Inspection

A site inspection was conducted on April 18, 2006. Those in attendance were:

- Commissioners: Sue Irvine and Sharon McCoubrey
- Staff: Brandy Ridout and Martin Collins
- Applicants: Stan and Cheryl Stanowski
- Applicants' associate: Mark Nikic

Mr. Stanowski confirmed that he had received the staff report dated March 27, 2006 and did not identify any errors.

### Discussion

Discussions with the applicant during the site visit allowed the Commission to get a better understanding of the proposal. The intended use would be a permanent moto-cross race park used for dirt bikes/ATVs in the summer and snowmobiles in the winter. The site would be shaped to create a course suitable for daily practicing and racing. No material would be brought onto the site for this shaping but material would be moved from one part of the site to another to create raised and lowered areas. The park would be open several days a week for practicing and also used for occasional large meets.

Despite discussions regarding the proposed camping facilities, the Commission remained unclear as to the extent and nature of the camping that was planned for the property. As such, if the applicant intended to pursue the creation of a campground, the Commission would require information proving that the camping was necessary and plans of how it would be set-up. The Commission wished to encourage the applicant to enter into discussions with the Regional District regarding its proposed campground. The Commission noted that the improved agricultural capability ratings for the area requested for non-farm use were Class 6, with limitations of stoniness and inundation. It believed that as no permanent structure would be constructed on the 10.5 ha area, the land could be reverted to agricultural use if required and that the impact on agriculture would be minimal.

**IT WAS**

**MOVED BY:** Commissioner Irvine  
**SECONDED BY:** Commissioner McCoubrey

THAT the application be approved

AND THAT the approval is subject to the following conditions:

- The use be limited to that area outlined in the sketch that was submitted with the application.
- That the use be restricted to a 3-year period. At the end of the 3-year period, the Commission's decision can be revisited upon receipt of a written request from the applicant.
- The submission of an annual report on the status of the property, including photos, a sketch outlining the area being used, and a description of the activities taking place on the property.

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 #191/2006**



**Staff Report**  
**Application # V – 36480**  
**Applicant: Sydney's Off Road Moto Park Ltd**  
**Location: north of Princeton**

**DATE RECEIVED:** February 8, 2006

**DATE PREPARED:** March 27, 2006

**TO:** Chair and Commissioners – Okanagan Panel

**FROM:** Brandy Ridout, Regional Research Officer

**PROPOSAL:** To use 10.5 ha of the 27.5 ha subject property for the commercial use of off-road vehicles such as ATV's, snowmobiles and moto-cross bikes as well as a future camping area and associated office building.

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

**BACKGROUND INFORMATION:**

The applicants applied for a Temporary Commercial Permit with the Regional District of Okanagan-Similkameen in October 2005, at which point they were advised that they needed to apply to the Commission for approval before applying for a permit.

The majority of the 10.5 ha area is located on a floodplain while the remainder lies to the east of the highway and is steep and heavily treed. The area being requested for use as an off road riding park lies to the west of the highway and is well-known locally for the use of off road vehicles. On the portion of the property to the east of the highway, there is a cleared area that is approximately 2 ha in size that would be suitable for a house and/or office. The area around the 2 ha clearing is proposed for camping and it is noted that it would complement the Allison Provincial Park's campground located on the property directly to the north.

**Local Government:**

Regional District of Okanagan-Similkameen

**Legal Description of Property:**

PID: 003-278-000

That part of District Lot 1199, Kamloops Division Yale District, Plan E15671

**Purchase Date:**

June 2005

**BACKGROUND INFORMATION (continued):**

**Location of Property:**

27 km north of Princeton

**Size of Property:**

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

**Present use of the Property:**

Vacant

**Surrounding Land Uses:**

**WEST:** Non-ALR Crown land  
**SOUTH:** Non-ALR Crown land  
**EAST:** Non-ALR Crown land  
**NORTH:** ALR, Allison Provincial Park

**Agricultural Capability:**

Data Source: Agricultural Capability Map # 92H/10  
The majority of the property is identified as having Secondary ratings.

**Official Community Plan and Designation:**

Electoral Area 'H' Princeton Rural Land Use Bylaw  
Designation: Resource Area (RA)

**PREVIOUS APPLICATIONS:**

**Application #03065-0**

**Applicant:** Ministry of Transportation & Highways  
**Decision Date:** 1974  
**Proposal:** To extend the existing approximately 2.4 ha area gravel pit an additional 7.3 ha.  
**Decision:** The Commission had no objection to the proposal.

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**Application #08405-0**

**Applicant:** Petersen, A & O  
**Decision Date:** May 9, 1979  
**Proposal:** To subdivide the 108.9 ha subject property into two lots - 76.5 ha and 32.5 ha.  
**Decision:** Allowed.

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**LOCAL GOVERNMENT RECOMMENDATIONS/COMMENTS:**

**Regional District of Okanagan-Similkameen:** Forwarded without comment.

**STAFF COMMENTS:**

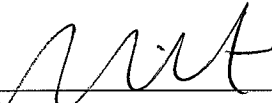
Staff suggests the Commission consider the following:

- The majority of the property is identified as having an agricultural capability rating of Class 5 with limitations of stoniness and moisture deficiency. The remainder of the property is approximately 60% Class 6 and 40% Class 7.
- The impact would appear to be minimal on surrounding agriculture as the property is an isolated block of ALR and is surrounded by treed hillside.

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**END OF REPORT**

Signature



Date

