



Agricultural Land Commission
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Burnaby, British Columbia V5G 4K6
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November 30, 2006

Reply to the attention of Simone Rivers
ALC File: ZZ-37036

Helen Song
Golden Water Holdings Ltd.
603 - 928 Beatty Street
Vancouver, BC V6Z 3G6

Dear Ms. Song:

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

Please find attached the Minutes of Resolution # 604/2006 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.

Yours truly,

PROVINCIAL AGRICULTURAL LAND COMMISSION

Per:

Erik Karlsen, Chair

cc: Thompson-Nicola Regional District (#ALR-E-70)

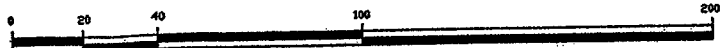
SR/lv/Encl.: Minutes/Sketch Plan
37036d1

TOPOGRAPHIC SURVEY OF PART OF DISTRICT LOT 2624
LILLOOET DISTRICT

DRAWN IN AUTOCAD FOR GOLDEN WATER HOLDINGS ON JUNE 21, 2005
BASED ON A GROUND SURVEY CONDUCTED JUNE 20, 2005

LEGEND:

SCALE:



All distances are in metres

ELEVATIONS ARE BASED ON AN ASSUMED DATUM OF 100.0 METRES FOR TRAVERSE HU

UNSURVEYED CROWN LAND

D.L.2624

LIDEN LAKE ROAD

LIDEN CREEK

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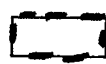

TRAVELLED EDGE OF ROAD

TRAVELLED EDGE OF ROAD

PROPOSED RENOVATIONS
IN THIS BUILDING

Provincial Agricultural Land Commission

Application ZZ-37036
Resolution #604/2006

-  Subject Property
-  Building approved for use as a retreat centre with 12 sleeping rooms.



MINUTES OF THE PROVINCIAL AGRICULTURAL LAND COMMISSION

A meeting was held by the Provincial Agricultural Land Commission on November 23, 2006 at Quesnel City Hall, 410 Kinchant Street, Quesnel, B.C.

PRESENT:	Grant Huffman	Chair, Interior Panel
	Holly Campbell	Commissioner
	Frank Read	Commissioner
	Simone Rivers	Staff

For Consideration

Application: # ZZ- 37036
Applicant: Golden Water Holdings Ltd
Agent: Helen Song
Proposal: To renovate the interior of the existing hatchery building for church retreat groups to use as overnight accommodation. Proposed renovation to include 12 sleeping rooms, washrooms, guest kitchen, common living-room. The property is 16.2 ha. The proposed retreat centre would be used seasonally from May to October.
Legal: PID: 013-336-967
Location: District Lot 2624, Lillooet District, EXCEPT Plan KAP61862
974 Loon Lake Road, southwest of Loon Lake, BC

Site Inspection

A site inspection was not conducted.

Discussion

Assessment of Impact on Agriculture

The Commission assessed the impact of the proposal against the long term goal of preserving agricultural land. The proposed retreat centre would be located in an existing building and would not alienate additional land on the property. No new buildings are to be constructed. Therefore, the Commission believes the proposal would not impact existing or potential agricultural use of the property on surrounding lands.

IT WAS

MOVED BY: Commissioner Huffman
SECONDED BY: Commissioner Read

THAT the application be allowed as proposed.

AND THAT the approval is subject to the following conditions:

- The area approved for use as a retreat centre is confined to the existing hatchery building (to be renovated).

- Approval is given for a total of 12 sleeping units to be created in the renovated hatchery.
- 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 # 604/2006



Staff Report
Application # ZZ – 37036
Applicant: Golden Water Holdings Ltd
Agent: Helen Song

DATE RECEIVED: October 27, 2006

DATE PREPARED: November 9, 2006

TO: Chair and Commissioners – Interior Panel

FROM: Simone Rivers, Land Use Planner

PROPOSAL: To renovate the interior of the existing hatchery building for church retreat groups to use as overnight accommodation. Proposed renovation to include 12 sleeping rooms, washrooms, guest kitchen, common living-room. The property is 16.2 ha. The proposed retreat centre would be used seasonally from May to October.

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

BACKGROUND INFORMATION:

Local Government:

Thompson-Nicola Regional District

Legal Description of Property:

PID: 013-336-967
District Lot 2624, Lillooet District, EXCEPT Plan KAP61862

Purchase Date:

2003

Location of Property:

974 Loon Lake Road, southwest of Loon Lake, BC

Size of Property:

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

Present use of the Property:

Residential, hatchery building vacant

Surrounding Land Uses:

WEST: Farm/Ranchland
SOUTH: Crown Land
EAST: Crown Land
NORTH: Crown Land

Agricultural Capability:

Data Source: Agricultural Capability Map # 92P/3
The majority of the property is identified as having Secondary ratings.

Zoning Bylaw and Designation:

Zoning: Bylaw No. 940 (2002)
Designation: RL-1 (Rural)
Minimum Lot Size: 4 ha

PREVIOUS APPLICATIONS:

Application #11743-0

Applicant: Loon Creek Hatchery Site
Decision Date: December 18, 1980
Proposal: To create a subdivision for a reserve area covering the Loon Creek Hatchery Site
Decision: Allowed as requested, the hatchery had been in operation since 1950.

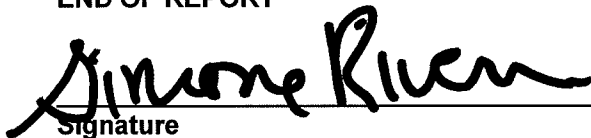
LOCAL GOVERNMENT RECOMMENDATIONS/COMMENTS:

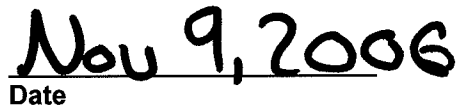
No comments or recommendations

ATTACHMENTS:

- Memorandum to the Chief Administrative Officer - Dated September 26, 2006 (3 pages) (submitted by the Thompson-Nicola Regional District)
- ALC Context Map 1:15,000 - (submitted by the TNRD)
- Sketch of Proposed non-farm use of the property 1:3000 (submitted by the TNRD)
- ALC Context Map - 92P/3 - 1:50,000 (Created by ALC Staff)

END OF REPORT


Signature


Date