



**Agricultural Land Commission**  
133-4940 Canada Way  
Burnaby, British Columbia V5G 4K6  
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www.alc.gov.bc.ca

May 3, 2007

Reply to the attention of Simone Rivers  
ALC File: P-36998

Riverwind Ventures Ltd  
PO Box 745, STN Main  
Terrace, BC V8G4C3

Dear Sir/Madam:

**Re: Application to Subdivide land in the Agricultural Land Reserve**

Please find attached the Minutes of Resolution # 136/2007 outlining the Commission's decision as it relates to the above noted application.

Please send two (2) paper prints of the final survey plans to this office. When the Commission confirms that all conditions have been met, it will authorize the Registrar of Land Titles to accept registration of the plan.

Yours truly,

PROVINCIAL AGRICULTURAL LAND COMMISSION

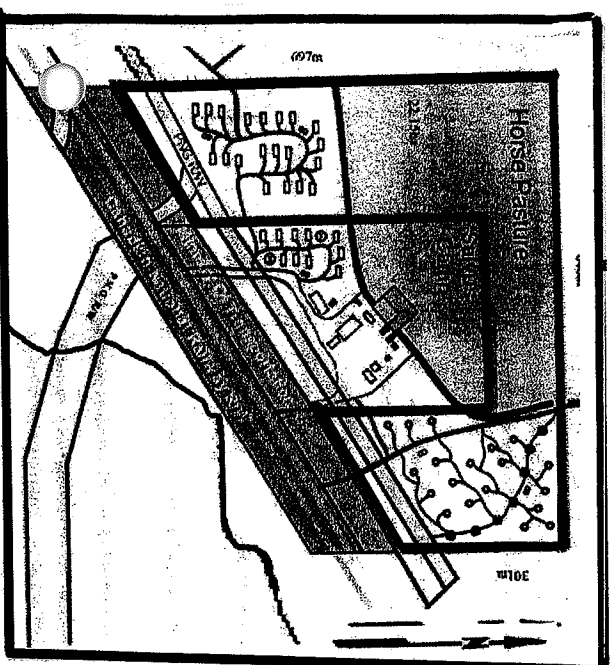
Per:

Erik Karlsen, Chair

cc: Regional District of Kitimat-Stikine (3370-20-273)  
Integrated Land Management Bureau: Ministry of Agriculture and Lands - 200-  
1488-4th Avenue, Prince George, BC, V2L4Y2;

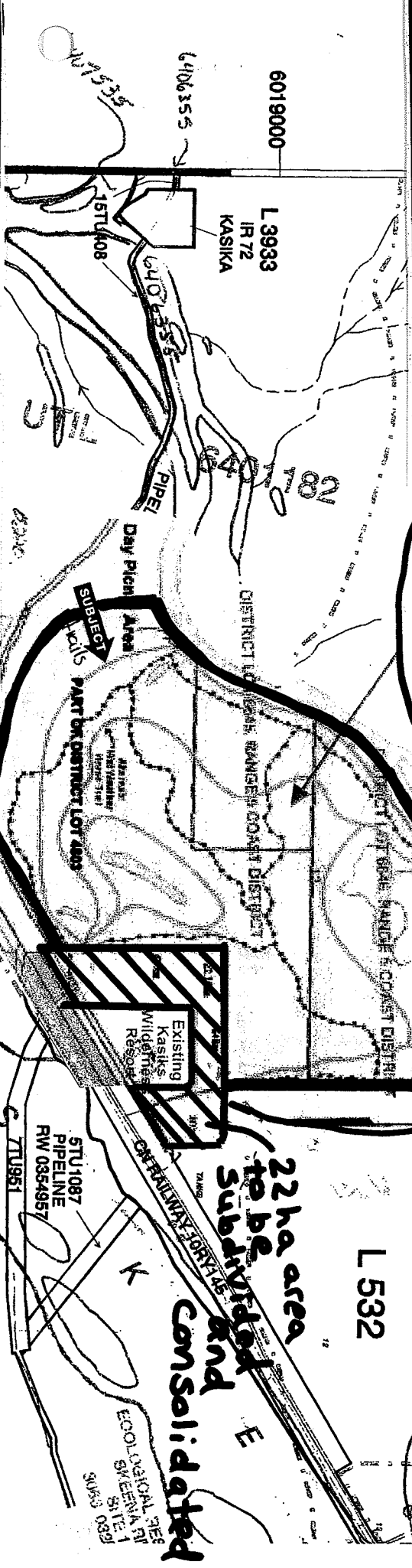
Enclosure: Minutes/Sketch Plan

SR/eg  
i/36998d1



**Enlargement of area to be purchased**

**Approved**  
 160 Hectare Area  
 Included in Application for  
 License of Occupation  
 for Hiking and Horseback  
 Trails



**22 ha area to be subdivided and consolidated**

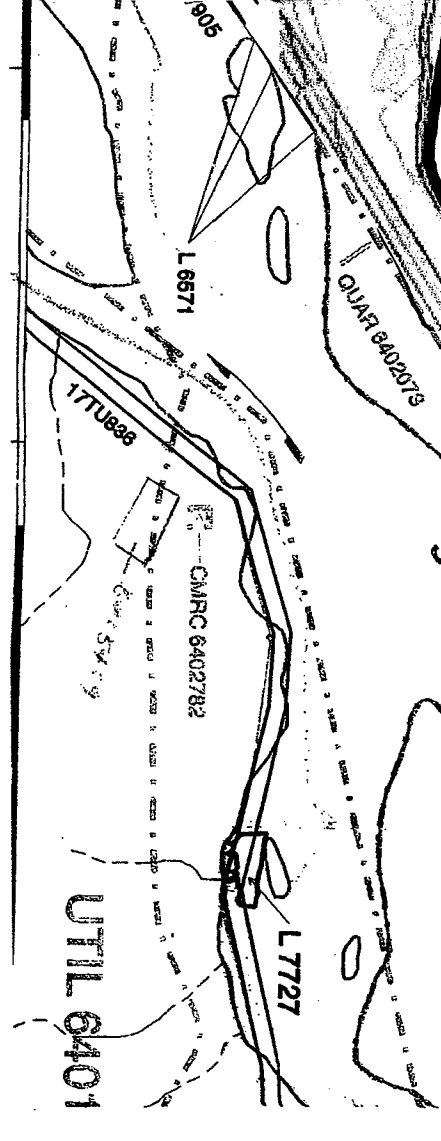
**Provincial Agricultural Land Commission**

Application P-36998  
 Resolution 136/2007

160 Hectare area approved for license of occupation for hiking and horseback trails (Portions of District Lot 4803 and District Lots 6645 and 6646)

Approved subdivision of 22 ha to be consolidated with the adjacent 6.37 ha property. (Portions of District Lots 532 and 4803)

Approved for use as horse pasture and for 30 unserviced RV campsites and 19 tenting sites





AND THAT the approval is subject to the following conditions:

- The use of the recreational trails to be developed on 160 ha of Crown Land is to be limited to non-motorized forms of recreation such as hiking and horseback riding.
- The campsites are to remain un-serviced with gravel access as proposed.
- The preparation of a subdivision plan to delineate the area to be purchased from the Crown as per the drawing submitted with the application and the consolidation of the 22 ha area to be purchased with the applicant's existing private holdings (the 6.67 ha Existing Kasiks Wilderness Resort)
- the subdivision 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 # 136/2007**



**Staff Report**  
**Application # P – 36998**  
**Applicant: Riverwind Ventures Ltd.**

**DATE RECEIVED:** October 6, 2006

**DATE PREPARED:** March 22, 2007

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

**FROM:** Simone Rivers, Land Use Planner

**PROPOSAL:** The Non-farm use proposal consists of several parts:

1. To develop a 30 unserviced RV campsites and 19 tenting sites as well as develop a pasture/staging area for a horseback riding operation on 22 ha of land to be purchased from the Crown
2. To develop a recreational trail network on 160 ha of Crown land that would be leased under a license of occupation.

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

**BACKGROUND INFORMATION:**

The applicant has applied to the Crown for license of occupation and purchase of three different areas. In addition to the areas mentioned in the proposal a third area involves a license of occupation to develop a day use area on 4.4 ha of Crown Land south of the highway. This 4.4 ha is not in the ALR.

In 1989 the Commission allowed the utilization of the existing 1.8 ha Highways Maintenance Camp area for seasonal commercial use (summarized below). The resolution allowing the use was confirmed by the Commission in 2004 when the current owners obtained the property. They now wish to expand the business to include Crown Land that was not originally under application.

**Local Government:**

Regional District of Kitimat-Stikine

**Legal Description of Properties:**

1. Those parts of District Lot 532 and 4803, Range 5, Coast District, containing 20.75 ha, more or less
2. Portions of District Lot 4803, 6645, and 6646, Range 5, Coast District

**Location of Properties:**

Located at Salvus, approximately 55 km west of Terrace, midway between the outskirts of Terrace to the east and Port Edward to the west.

**Size of Area under Application:**

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

**Present use of the Property:**

Vacant Crown Land

**Agricultural Capability:**

Data Source: Agricultural Capability Map # 1031/6  
The majority of the property is identified as having Mixed Prime and Secondary ratings.

**Zoning Bylaw and Designation:**

Zoning: Bylaw No. 73, (Skeena Valley)  
Designation: Rural 1  
Minimum Lot Size: 8 ha

**PREVIOUS APPLICATIONS:**

**Application #15797-0**

**Applicant:** BC Building Corporation  
**Decision Date:** January 13, 1983  
**Proposal:** To acquire legal title to 6.37 ha of DL 4803. A winter maintenance camp for Highway 16 West had existed on the site for 8 years.  
**Decision:** Allowed on the grounds that there are no farm units in the area.  
**Note:** *This application created the original property.*

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**Application #23290-0**

**Applicant:** BC Building Corporation  
**Decision Date:** July 21, 1989  
**Proposal:** To allow seasonal commercial use of the highway camp in the summer and the continuous use of these facilities for highway maintenance purposes in the winter. The summer use will be as a recreational fishing camp operations including accommodations for about 20 clients, recreational vehicle parking, a small restaurant and a convenience sales outlet. No changes or additions are contemplated to the physical structures or property. Approximately 1.8 ha is used by the maintenance camp and this same area will be used for the recreational/commercial venture.  
**Decision:** Allowed provided that the use is confined to the 1.8 ha area currently utilized by the maintenance camp.

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**LOCAL GOVERNMENT RECOMMENDATIONS/COMMENTS:**

**Kitimat-Stikine Regional District Board:** The Regional Board forward the application with no objection to the proposal.

**Ministry of Agriculture and Lands - Resource Stewardship Agrologist: Leah Sheffield –**

*"Based on the information provided in the referral package, I do not have any objection to the proposed non-farm use. It would be best if developments on the subject land are limited to those which have no impact on the future agricultural capability of the soil. In my opinion, the current proposal represents a low risk to agriculture.*

**STAFF COMMENTS:**

Staff recommend that the Commission consider the following:

- The land under application does not appear to be in an area that has been developed for farming.
- Much of the proposed use is compatible with the land's ALR designation, specifically the equestrian focus of the recreational trail network to be developed.
- The development proposed for the campsites is minimal and will consist of a gravel pad with a picnic table. The RV sites will not be serviced and will be connected by a gravel surface road.
- The local representative from the Ministry of Agricultural and Lands does not object to the proposal.

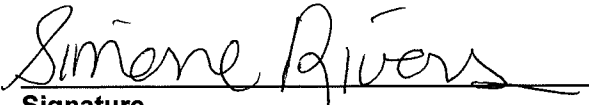
Should the Commission be willing to consider the proposal it may wish to consider placing some or all of the following conditions on its approval.

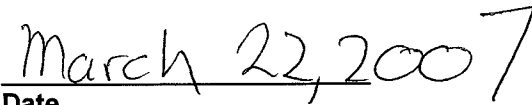
- The recreational trail network be restricted to non-motorized forms of recreation such as hiking, horseback riding and bicycling as suggested in the applicant's management plan.
- That the design of the campgrounds be restricted to un-serviced sites with gravel access as suggested in the applicant's management plan.

**ATTACHMENTS:**

- Portions of the applicant's Management Plan For Submission with General Commercial Application for Purchase of Crown Land (13 of 15 pages)
- Portions of the applicant's Management Plan for submission with General Commercial Application for License of Occupation for Hiking and Horseback Riding Trails and Day Use areas (8 of 17 pages)
- Letter from the Regional District of Kitimat-Stikine dated October 6, 2006 regarding the application
- Further comments from the Regional District of Kitimat-Stikine to the ministry of Crown Land regarding the application
- Sketch plan of proposed development
- ALC Context Map – 103I.034 – 1:20,000 (created by ALC Staff)
- Airphoto – 1:20,000 (created by ALC Staff)

**END OF REPORT**

  
Signature

  
Date