



Staff Report
Application # V – 37728
Applicant: Central City Mission Foundation Inc.
Agent: Cityspaces Consulting Ltd.
Location: West of Keremeos

DATE RECEIVED: October 09, 2007

DATE PREPARED: November 21, 2007

TO: Chair and Commissioners – Okanagan Panel

FROM: Brandy Ridout, Land Use Planner

PROPOSAL: To establish a residential youth addiction treatment centre ("The Crossing") on the 23.5 ha property which is bisected by Highway #3. The Similkameen Adventure ranch has been used as a retreat/camping centre since the 1970's when it provided youth programs and wilderness adventures as part of the "Outward Bound" program. Vancouver Coastal Health Authority, Fraser Health and Interior Health are the primary sponsors in the project. Existing buildings will be retrofitted and new buildings added for the youth addiction treatment program. The applicant indicates that anticipated additions will result in a further 887 sq meters of site coverage

This application is made pursuant to section 22(1) of the *Agricultural Land Commission Act*.

BACKGROUND INFORMATION:

One previous application has been considered on the property.

Local Government:

Regional District of Okanagan-Similkameen

Legal Description of Property:

PID: 017-558-298

Lot A, District Lot 3202, Similkameen Division of Yale District, Plan KAP46246

Purchase Date:

January 2001

Location of Property:

Highway 3, east of Keremeos

Size of Property:

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

Present use of the Property:

Youth camping and wilderness adventure programs, with associated cabins, administration building and outbuildings etc.

Surrounding Land Uses:

WEST: Indian Reserve
SOUTH: Similkameen River
EAST: Vacant, unimproved ALR owned by RDOS
NORTH: Non ALR mountainside

Agricultural Capability:

Data Source: Agricultural Capability Map # 82E/4
The majority of the property is identified as having prime dominant ratings.

Official Community Plan and Zoning Designation:

No OCP or zoning exists in this area.

PREVIOUS APPLICATIONS:

Application #11766-0

Applicant: Canadian Outward Bound Mountain School
Decision Date: January 26th, 1981
Proposal: To subdivide a wellsite and 20 ft wide easement from the 25 ha property.
Decision: Allow subject to a covenant being registered against the wellsite, prohibiting dwellings, and the transfer of the wellsite to Keremeos Irrigation District.

LOCAL GOVERNMENT RECOMMENDATIONS/COMMENTS:

As per policy the Regional District of Okanagan Similkameen did not comment on the proposal.

The Electoral Area G APC supported the proposal.

STAFF COMMENTS:

Staff recommends that the Commission consider the following.

- The use of the property as a camp/retreat centre may predate the establishment of the ALR in 1973/74
- Many existing buildings will be re-used and upgraded, and the development footprint will largely be maintained.
- No changes area anticipated to the cleared field area, and community gardens will be developed as therapy for the residents.

ATTACHMENTS:

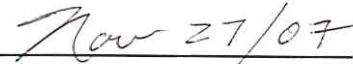
- 1:20,000 ALR Map
- 1:10,000 ALR Airphoto

- Applicant's detailed description of building improvements, including (2) sketch diagrams

END OF REPORT



Signature



Date