



**Agricultural Land Commission**  
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April 15, 2008

Reply to the attention of Jennifer Carson  
ALC File: Q-37807

Christina Lake Golf Club  
PO Box 1106  
Grand Forks, BC V0H1H0

Dear Mr. Maffioli:

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

Please find attached the Minutes of Resolution # 135/2008 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: Regional District of Kootenay-Boundary (E-268-00170-000)

Enclosure: Minutes



## MINUTES OF THE PROVINCIAL AGRICULTURAL LAND COMMISSION

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**A meeting was held by the Provincial Agricultural Land Commission on March 27, 2008 in Cranbrook, B.C.**

<b>PRESENT:</b>	Monika Marshall	Chair, Kootenay Panel
	Carmen Purdy	Commissioner
	D. Grant Griffin	Commissioner
	Roger Cheetham	Staff
	Jennifer Carson	Staff

### **For Consideration**

Application: # Q- 37807  
Applicant: Christina Lake Golf Club  
Proposal: Non-farm use proposal to develop a RV Campground for use by patrons of the golf course.  
Legal: Lot 1, District Lot 269, Similkameen Division Yale District, Plan 17741  
Location: 5th Street East, Cascade

### **Site Inspection**

A site inspection was conducted on March 25, 2008. Those in attendance were:

- Monika Marshall Chair, Kootenay Panel
- Carmen Purdy Commissioner
- D. Grant Griffin Commissioner
- Roger Cheetham Staff
- Jennifer Carson Staff
- Kevin Maffioli Agent

The Commission met with Kevin Maffioli on the subject property to discuss the application. Mr. Maffioli explained that during the summer there are regularly six to twelve RVs parked on the streets overnight as there are insufficient camping sites in the area to allow them to stay overnight and golf for two or more days. Mr. Maffioli discussed the proposal to create the RV campsite with 24 sites as a temporary use, which could be easily returned to agriculture at a later date if desired. The Commission was assured that the campsite would only be used in conjunction with the golf course as a "stay and play" package deal that numerous other golf courses in the area offer, and thus there would be no long term stays.

From the clubhouse building the Commission drove down to the originally proposed access road for the campsite which was being opposed by the neighbours who would be affected by the RV traffic beside their properties. One of these neighbours proposed an alternate location for the road which would use the existing access road to the old clubhouse which has since been converted into a maintenance building, and then cut down the bank that separates the existing golf course from the parcel by the river which is proposed for the campground. The Commission drove to this site to view the bank which would be built on and the subject parcel below. Mr. Maffioli mentioned that the Golf Club originally thought that using this existing access to the maintenance building would be undesirable as it would mean that traffic would be coming up behind golfers,

and also they would not be able to lock the gate at the entrance thereby protecting the maintenance building.

The whole parcel is an integral component of the existing Golf Course but the portion under application is only used as a supplementary pumping station and access point for river water.

The Commissioners noted that the proposed RV site is well contained from any agricultural operations in the area as it is surrounded by the golf course, residential properties, small acreages and the river.

### **Context**

The proposal was weighed against the purposes of the Commission as stipulated in section 6 of the *Agricultural Land Commission Act* (the "Act"). They are:

1. to preserve agricultural land
2. to encourage farming on agricultural land in collaboration with other communities of interest, and
3. to encourage local governments, first nations, the government and its agents to enable and accommodate farm use of agricultural land and uses compatible with agriculture in their plans, bylaws and policies.

### **Discussion**

#### **Assessment of Agricultural Capability**

In assessing agricultural capability, the Commission refers in part to agricultural capability mapping and ratings. The ratings are interpreted using the Canada Land Inventory (CLI), 'Soil Capability Classification for Agriculture' system, or the BC Land Inventory (BCLI), 'Land Capability Classification for Agriculture in B.C.' system.

The improved ratings for the agricultural capability of the soil of the portion of the subject property proposed for the RV site are

Class 2 – Land in this class has minor limitations that require good ongoing management practices or slightly restrict the range of crops, or both.

Class 3 – Land in this class has limitations that require moderately intensive management practices or moderately restrict the range of crops, or both.

#### Subclasses

M	soil moisture deficiency
X	cumulative and minor adverse
W	excess water

#### **Assessment of Agricultural Suitability**

The Commission assessed whether the external factors such as encroaching non-farm development have caused or will cause the land to become unsuitable for agriculture. The Commission does not believe there are external factors that render the land unsuitable for agricultural use.

### **Assessment of Impact on Agriculture**

The Commission also assessed the impact of the proposal against the long term goal of preserving agricultural land. The Commission believes that if the RV site is developed as proposed as a temporary site, exclusively for patrons of the golf course, it will have a minimal impact on the agricultural potential of the property. The Commissioners also discussed that the golf course has been in place since the 1960s and is thus well established and unlikely to change uses in the near future. Furthermore, the subject parcel is physically isolated by the steep bank from the golf course and that there are no surrounding agricultural activities that would be affected by the proposal. The Commission believes the proposal would not adversely impact existing or potential agricultural use of surrounding lands.

### **Conclusion**

That the proposal will not adversely impact the agricultural capability or suitability of the subject property.

### **IT WAS**

**MOVED BY:** Commissioner Purdy

**SECONDED BY:** Commissioner Griffin

THAT the application be allowed.

AND THAT the approval is subject to the following conditions:

- the second driveway along the bank be the access road to the RV site.
- the RV site will be tied to golf course patrons only and not used by the general public.
- the RV site is to be of a temporary nature with minimal disturbance to the agricultural viability of the parcel. To this end, the Commission a detailed plan of how the site will be developed and the methods by which the property will be returned to agricultural capability upon the closing of the RV campsite. Once the Commission has approved the plan, commencement of the plan may begin.
- 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 # 135/2008**