



Agricultural Land Commission Staff Report

DATE: August 12, 2009
TO: Vice Chair and Commissioners - Island Panel
FROM: Gordon Bednard

RE: Application # 45987

PROPOSAL: Expand existing campground by addition of 100 RV sites, shower building, maintenance shop, to the existing (Commission approved) 50 campsites.

PROPOSAL INFORMATION

Background: One previous application # 30077
Received Date: May 8, 2009
Applicant: Paul and Theresa Butcher
Agent: Lisa Berg
Local Government: Comox Valley Regional District

DESCRIPTION OF LAND

PID: 000-076-155
Legal Description: Lot 31, Block 71, Comox District, Plan 2261, EXCEPT Parcel A (DD 34317N) and Except Parts in Plans 7625, 22883, 43289 and VIP55950
Civic Address: 1901 Larch Road, Courtenay
Area: 28.3 ha
ALR Area: 28.3 ha
Purchase Date: March 21, 2003
Owner: Paul and Theresa Butcher

Total Land Area: 28.3 ha
Total ALR Area: 28.3 ha
Current Land Use: 50 unit RV/campsites park

PROPOSAL DETAILS

Non Farm Use

Area	Agricultural Capability	Agricultural Capability Source
28.3	Mixed Prime and Secondary	BCLI

Surrounding Land Uses:

North Rural residential not in ALR
East Rural Residential not in ALR
South Forested ALR, cranberry bogs beyond
West Forested ALR

Official Community Plan

Bylaw Name: Rural Comox Valley OCP/1998
Designation: Tourist Commercial (TC) and ALR
OCP Compliance: Yes

Zoning

Zoning Bylaw Name: Bylaw 2781 - 2005
Zoning Designation: Tourist Commercial 2, RU- ALR
Minimum Lot Size: 0.4 ha
Zoning Compliance: Yes

PREVIOUS APPLICATIONS

Application #: 4372
Applicant: Comox Strathcona - Fine Tuning
Proposal: To include and exclude lands from the ALR. Fine Tuning Project in the Oyster River area.

Decisions:

Resolution Number	Decision Date	Decision Description
13478	April 5, 1979	Recommend inclusion of District Lot 31 into the ALR (2,774.5 ha) on the grounds that the middle and southerly portions have reasonable agricultural capability. Cabinet approved inclusion by OIC (2,774.5 ha). This resolution number is used to enter statistical information relating to the area approved for inclusion and subsequent decision by Cabinet.

Note: This application included the subject property into the ALR as part of a fine tuning review in 1977.

Application #: 4031
Applicant: Tom Morfitt
Proposal: To use an 8 ha portion of the 28 ha property for a campground. Initially 25 sites would be constructed, however, it would expand to 50 sites eventually.

Decisions:

Resolution Number	Decision Date	Decision Description
925	November 14, 1995	The Commission refused the request for the campground because it represents a commercial intrusion into the ALR that would have negative impacts on surrounding agricultural activity as well as

heighten expectations that similar requests would be permitted within the ALR.

Committee Recommendations

Type	Recommendation	Description
Planning Staff	Approve	Allow as proposed
Board/Council	Approve	Comox Valley RD forwarded the application with support.
Agricultural Advisory Committee	Refuse	Not appropriate use of agricultural land
Ministry of Agriculture and Lands	Approve	Approve if it can be accomodated in the original 8 ha area approved previously.

STAFF COMMENTS

Staff notes that the 8 ha area previously approved for campsites (which also encompasses the present proposal) consists of lands with poorer capability than the balance of the property (class 5 with aridity and stoniness limitations).

There appears to be limited agricultural development on the balance of the property, which the Commission may wish to discuss with the applicant. Preparation of an Ag Plan, and phased development of the campground based on phased agricultural activities/improvements on the property might be a consideration of the Commission in this case.

ATTACHMENTS

45987airphoto.pdf
45987sketch.pdf
39010_ContextMap20k.pdf

END OF REPORT

Signature

Date