



**Agricultural Land Commission**  
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Burnaby, British Columbia V5G 4K6  
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12<sup>th</sup> January 2010

Reply to the attention of Gordon Bednard  
ALC File: 50481

Joe Taylor  
3539 Cessford Road  
Courtenay, BC  
V9J 1R4

Dear Sir:

**Re: Application for non-farm use in the Agricultural Land Reserve**

Please find attached the Minutes of Resolution # 1847/2009 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.

Other approvals may be necessary. Prior to proceeding, the Commission suggests you contact your Local Government.

Yours truly,

PROVINCIAL AGRICULTURAL LAND COMMISSION

Per:

A handwritten signature in black ink, appearing to read 'Erik Karlsen', is written over a large, light-colored, irregular scribble or watermark.

Erik Karlsen, Chair

Enclosure: Minutes

cc: Comox Valley Regional District

rc/  
i/50481d1



**A meeting was held by the Provincial Agricultural Land Commission on 17<sup>th</sup> December 2009 at Duncan, BC**

<b>PRESENT:</b>	Lorne Seitz	Chair, Island Panel
	Niels Holbek	Commissioner
	Jennifer Dyson	Commissioner
	Roger Cheetham	Staff

**For Consideration**

Application:	50481
Applicant:	Viewfield Farms Ltd.
Agent:	Joe Taylor
Proposal:	Non-farm use – campground facility
Legal:	PID 004-124-294, Lot 106, Comox District, Except Part in Plan VIP68818
Location:	3539 Cessford Road

**Site Inspection**

A site inspection was conducted on 17<sup>th</sup> December 2009. Those in attendance were:

- Lorne Seitz                      Chair, Island Panel
- Niels Holbek                    Commissioner
- Roger Cheetham                Staff
- Joe Taylor                        Applicant
- Will Taylor                       Applicant

The Commission noted that the subject area comprises a private camp ground that is located on approximately 1.2 ha of land adjacent to the Puntledge River on a lower bench that is physically separated from the farmed area by a steep and forested bank. The Commission noted that the facilities include an open communal structure, unserviced camp sites, a central open field, a seasonal cabin that is made available to the caretaker of the camp and various other recreational facilities associated with the campground. The camp sites are and will remain unserviced. The Commission noted that the camp is used by church and community groups on a donation basis and that the applicants do not intend opening the camp to the general public. As such the Commission recognized that the need for the Commission’s approval was moot. However an approval of the Commission would confirm the legality of the existing facility and would enable the campground to be opened up for commercial purposes should the applicants wish to do so in the future. The applicants provide educational tours of the farm.

**Commissioner Eligible to Vote**

Commissioner J. Dyson was not present at the site inspection. It was confirmed that a summary of the site inspection was provided thus establishing the Commissioner’s eligibility to vote on the application.

## **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 agricultural capability of the soil of the campground portion of the subject property is rated as Class 4 and 5 with stoniness and soil moisture deficiency limitations, 40% of which is improvable to Class 2 with soil moisture deficiency limitations.

### **Assessment of Agricultural Suitability**

The Commission noted the isolated nature and the relatively small size of the campground area reduces its agricultural potential as does the existing use of the property as a private campground. It further noted that the impact of the development on future agricultural potential was limited bearing in mind no power, water or waste treatment facilities are provided or intended to be provided.

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

The physical separation of the campground portion of the property from the main farm and the belt of trees will ensure that the development will not have any negative impact on the existing farm.

### **Assessment of Other Factors**

The Commission noted that the provision of educational tours by the applicants was of benefit to agriculture. In addition an approval of the application would enable the applicants to open the facility to the general public should they so wish in the future, the income therefrom having the potential to benefit the farm. The Commission also noted that its approval of the application would not result in any material expansion of the facilities beyond those existing at present. Hence its impact on future agricultural potential would not change bearing in mind, should the Commission refuse the application, the campground could continue as a private facility.

## **Conclusions**



1. The land under application is appropriately designated as ALR.
2. the proposal will not have any material impact on agriculture; and
3. The proposal is consistent with the objective of the *Agricultural Land Commission Act* to preserve agricultural land and encourage agriculture.

**IT WAS**

**MOVED BY:** Commissioner N. Holbek  
**SECONDED BY:** Commissioner J. Dyson

THAT the application be approved;

AND THAT the approval is subject to the following conditions:

- The campground being restricted to the 1.2 ha area at present occupied by the campground;
- The number of campsites not to exceed 30;
- The development being restricted to:
  - the existing facilities, comprising the camp sites, covered recreational structure, caretaker's cottage, two outhouses, volley ball courts and zip lines; and
  - minor additions to the recreational facilities;
- No power, water or waste water treatment facilities being provided to the individual camp sites.

This decision does not relieve the owner or occupier of the responsibility to comply with applicable Acts, regulations, bylaws of the local government. This includes zoning, subdivision, or other land use bylaws, and decisions of any authorities that have jurisdiction under an enactment.

**CARRIED**

**Resolution # 1847/2009**