



Agricultural Land Commission Staff Report

DATE: February 5, 2010
TO: Vice Chair and Commissioners - Island Panel
FROM: Gordon Bednard

RE: Application # 50481
PROPOSAL: Non-Farm Use - Campground Facility

PROPOSAL INFORMATION

Background: Application to "legalize" an existing campground use on the property. Facilities include gravel road access, covered multi-use building, various play structures.
Received Date: No services provided for camping.
Applicant: August 31, 2009
Agent: Viewfield Farms Ltd
Local Government: Joe Taylor
Comox Valley Regional District

DESCRIPTION OF LAND

PID: 004-124-294
Legal Description: Lot 106, Comox District, Except Part in Plan VIP68818
Civic Address: 3539 Cessford Road - Viewfield Farm
Area: 66.7 ha
ALR Area: 66.7 ha
Purchase Date: February 28, 1995
Owner: Joe Taylor

Total Land Area: 66.7 ha
Total ALR Area: 66.7 ha
Current Land Use: Seasonal Crops, pasture and corn, silage storage and off-season equipment storage. 1.2 ha is used for the campsite

PROPOSAL DETAILS

Non Farm Use

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

Surrounding Land Uses:

North Bush land, Cessford Road, Single family dwelling and Mobile Home, field for pasture; Greaves Crescent
East Rural residential homes and duplexes, pasture & hay; Condensory and Gutwald Road; trees and outbuildings
South Puntledge River
West Puntledge River, water mains, hydro transmission, water irrigation supply lines

Official Community Plan

Bylaw Name: Rural Comox Valley OCP

Designation: Agriculture

OCP Compliance: Yes

Zoning

Zoning Bylaw Name: Comox valley Zoning Bylaw

Zoning Designation: RU-ALR

Minimum Lot Size: 8.0 ha

Zoning Compliance: Yes

PREVIOUS APPLICATIONS

Application #: 15906

Applicant: View Field Farms Ltd

Proposal: Joe Taylor of Viewfield Farms is requesting permission to construct two additional dwellings on the farm property for his two sons who are shareholders in the company and participate in the farm activities.

Decisions:

**Resolution
Number**

Decision Date

Decision Description

663

November 21, 2000

Allow as requested- two houses in opposite corners of the property, as requested.

Note: Two additional dwellings allowed for sons.

Application #: 3050

Applicant: Riverbend Holsteins

Proposal: To subdivide a 2 ha homesite severance from the 66 ha parcel. The H/S encompasses the existing home and has never been cleared because of poor soil conditions.

Decisions:

**Resolution
Number**

Decision Date

Decision Description

484

June 19, 1995

To allow a 1.0 to 2.0 homesite severance on an undeveloped (poorer soils) portion of the farm property. The standard Homesites Severance conditions are to apply including fencing of the perimeter.

Note: HSS subdivision for previous owner approved.

Committee Recommendations

Type	Recommendation	Description
Board/Council	Approve	subject to: maximum of 30 campsites, within the 3 acre area already used, no additional infrastructure (roads, buildings) , approval is non-transferable (present owner only).
Agricultural Advisory Committee	Approve	no expansion, continued non-profit.
Advisory Planning Committee	Approve	No expansion, remain as non-profit
Ministry of Agriculture and Lands	Approve	based on benefit to the community and no impact on the agricultural operation.

STAFF COMMENTS

The proposed (existing) use is located on poor quality land and at present appears to have little or no impact on the farming of this or adjacent lands. The Commission might consider restrictions on the extent and # of users at one time on the property, and might also consider a covenant to restrict activity and extinguish the approval with any change in property ownership.

ATTACHMENTS

END OF REPORT

Signature

Date