



**Agricultural Land Commission**  
133-4940 Canada Way  
Burnaby, British Columbia V5G 4K6  
Tel: 604 660-7000  
Fax: 604 660-7033  
www.alc.gov.bc.ca

June 20, 2014

ALC File: #53615

Ellen MacBean  
3205 6<sup>th</sup> Street South  
Cranbrook, B.C. V1C 6K1

Dear Ms. MacBean:

**Re: Application for the Non-Farm Use of Land in the ALR**

Please find attached the Minutes of Resolution #235/2014 as it relates to the above noted application. As agent, it is your responsibility to notify your client accordingly. The Commission has also attached a sketch plan depicting the decision.

Further correspondence with respect to this application is to be directed to Lindsay McCoubrey (lindsay.mccoubrey@gov.bc.ca).

Yours truly,

PROVINCIAL AGRICULTURAL LAND COMMISSION

Per:

A handwritten signature in black ink, appearing to read 'C. J. Fry', written over a white background.

Colin J. Fry, Chief Tribunal Officer

Enclosures: Minutes of Resolution #235/2014  
Sketch plan

cc: Regional District of East Kootenay (File: #713 335)  
BC Assessment, Suite 200, 117 Cranbrook Street North, Cranbrook, BC V1C 3P8

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## MINUTES OF THE PROVINCIAL AGRICULTURAL LAND COMMISSION

A meeting was held by the Provincial Agricultural Land Commission on May 29, 2014 at the offices of the Commission located at #133 – 4940 Canada Way, Burnaby, B.C. as it relates to the Application #53615.

### COMMISSION MEMBERS PRESENT:

Richard Bullock	Chair
Jennifer Dyson	Vice-Chair
Gordon Gillette	Vice-Chair
Bert Miles	Commissioner
Jim Johnson	Commissioner
Jerry Thibeault	Commissioner
Lucille Dempsey	Commissioner

### COMMISSION STAFF PRESENT:

Jennifer Carson	Planner
Lindsay McCoubrey	Planner
Colin J. Fry	Chief Tribunal Officer

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### PROPOSAL (Submitted pursuant to s. 20(3) of the *Agricultural Land Commission Act*)

To establish a retreat centre with a lodge, five cabins, a caretaker facility, a barn/workshop for farm equipment, a bee house for processing honey and a chapel-type building on the 74.4 ha property.

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### PROPERTY INFORMATION:

**Owner:** Haven of Hope

**Legal:** PID: 005-215-021

The West Half of the Fractional Northwest ¼ District Lot 421, Kootenay District, Except Parts Included in Statutory Right of Way Plans 1555, 8353 and 17247

**Location:** Cranbrook

**Size:** 74.4 ha

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### SITE INSPECTION

A site inspection of the subject property was conducted on May 13, 2014. Those in attendance included Commissioners Thibeault and Johnson and Ellen MacBean representing the applicant.

Section 14(2) of the *Agricultural Land Commission Act* provides that a member of the Commission who was not present at a meeting to determine an application or other matter may vote on the application or matter only if a summary of the meeting is given to the member before

the vote. Commissioner Thibeault gave a verbal summary of the site inspection to all Commission members recorded above.

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#### LEGISLATIVE CONTEXT FOR COMMISSION CONSIDERATION

Section 6 (Purposes of the commission) of the *Agricultural Land Commission Act* states:

6 The following are the purposes of the commission:

- (a) to preserve agricultural land;
  - (b) to encourage farming on agricultural land in collaboration with other communities of interest; and
  - (c) 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.
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#### COMMISSION CONSIDERATION

After considering the information the Commission concluded as follows:

1. The proposed retreat centre and cabins are to be used in conjunction with an apiary. The majority of the field area is proposed for bee forage. The Commissioners walked the property and viewed the sites where the proposed non-farm uses would be developed.

**Conclusion:** As a result of the site inspection the attending Commissioners did not believe the proposed non-farm use would adversely impact agriculture.

2. The majority of the proposed buildings are to be located on the lowest capability areas, some of which are also isolated from the main parcel by a rail line and slope.

**Conclusion:** The non-farm use will not adversely affect the agricultural capability of the areas suitable for agriculture on the subject property.

#### IT WAS

**MOVED BY:** Commissioner Thibeault

**SECONDED BY:** Commissioner Johnson

THAT the request to construct five cabins, a lodge, a caretaker facility and an accessory building (chapel) for the purpose of a retreat centre be approved subject to development as per the 'Haven of Hope Proposed Development Plan' submitted with this application

The Commission notes that the apiary and barn/workshop for farm equipment storage are permitted uses in the ALR.

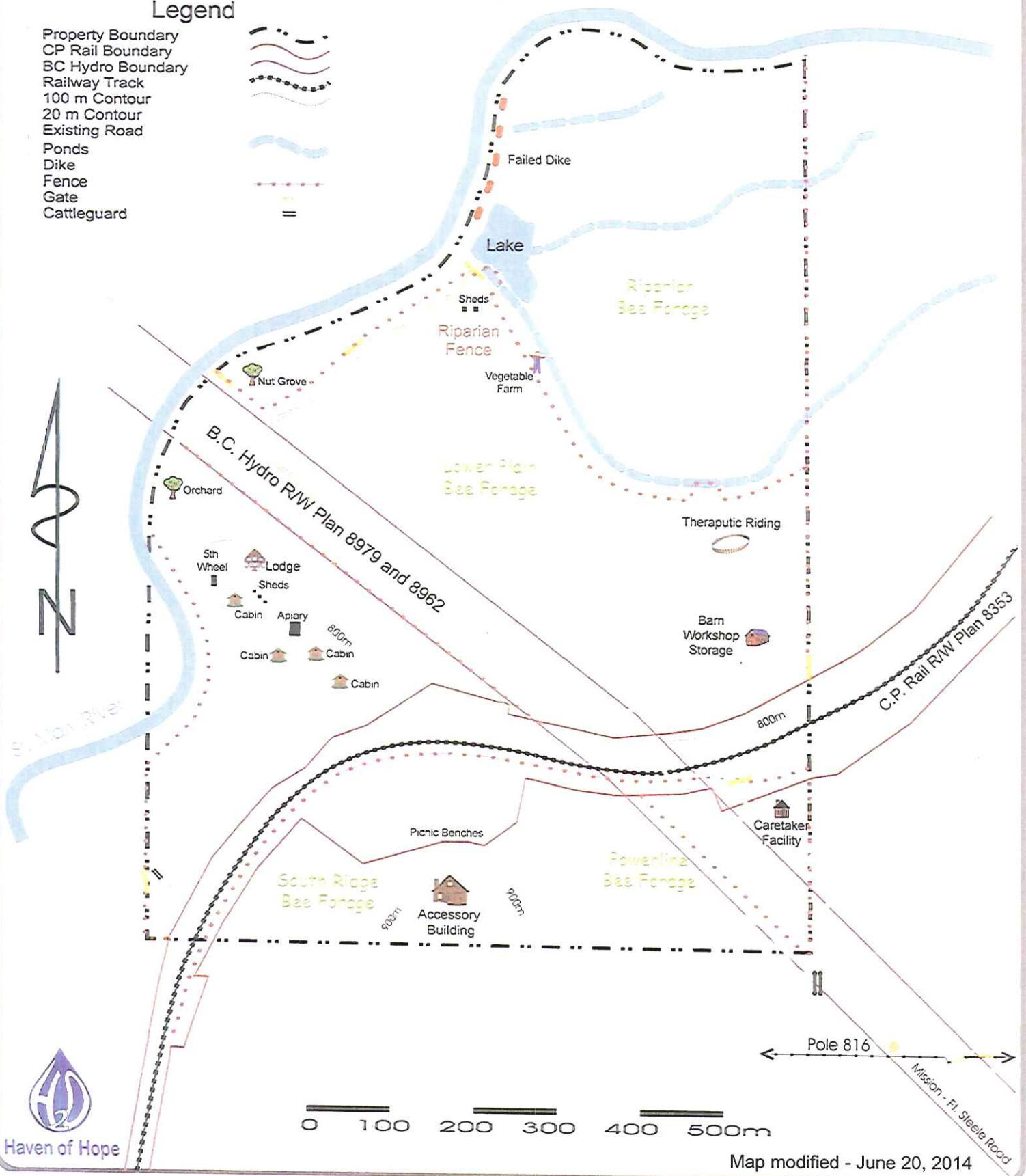
AND FINALLY THAT this decision does not relieve the owner or occupier of the responsibility to comply with applicable Acts, regulations, bylaws of the local government, and decisions and orders of any person or body having jurisdiction over the land under an enactment.

**CARRIED**  
**Resolution #235/2014**

# Haven Of Hope Proposed Development Plan

## Legend

- Property Boundary
- CP Rail Boundary
- BC Hydro Boundary
- Railway Track
- 100 m Contour
- 20 m Contour
- Existing Road
- Ponds
- Dike
- Fence
- Gate
- Cattleguard



Map modified - June 20, 2014