



Provincial Agricultural Land Commission - Applicant Submission

Application ID: 69425

Application Status: Under LG Review

Applicant: [REDACTED]

Agent: CanaRockies Holdings INC

Local Government: Columbia Shuswap Regional District

Local Government Date of Receipt: 10/18/2023

ALC Date of Receipt: This application has not been submitted to ALC yet.

Proposal Type: Non-Farm Use

Proposal: (please refer to attached "Proposal" file in pdf as alternative)

1. Conversion of Existing Sites:

1.1 We are applying to convert 6 non-serviced sites (Site # 84-88) facing south into new "electricity only" sites located within the forested area. The proposed sites are to accommodate RVs, trailers, motor-homes, or movable cabins, etc.

1.2 The forested sites are at a considerable more distance from the neighboring areas, ensuring minimized noise disruption to nearby residents.

1.3 Transitioning the forest area to new electricity only sites will pave the way for agricultural-ready land, augmenting our potential agricultural land reserves for future endeavors.

1.4 The design of these electricity-only sites prioritizes future adaptability, with dedicated areas covered only in gravel and minimal electricity infrastructure. This allows for seamless remediation back into farmland if necessary, reflecting a sustainable and flexible approach to land usage.

2. Additional Provisions:

2.1 We envision incorporating 12 new non-serviced walk-in "tent" sites, aligning with the "minimize land impact" concept seen in our forested sites. These additions will feature dedicated tenting areas covered with gravel as base and covered by wood chips, ensuring minimal disruption for potential farmland remediation and reducing noise impact on neighboring areas.

2.2 We plan to place 4 portable toilets beside the new site loop entrance by forest edge as summer time backup toilet facility. The portable toilets are fully movable so that we minimize impact to the farm land.

2.3 We apply the 6 existing non-serviced RV sites (Site # 84 - 88) to be retained as "overflow parking spaces", so we minimize the usage of these sites, and minimize the farm land impact and minimize potential noisy impact to the neighboring areas. These sites will be invisible from current reservation system.

Agent Information

Agent : CanaRockies Holdings INC

Mailing Address :

872 McBeath Rd

Golden BC, BC

V0A 1H2

Canada

Primary Phone : [REDACTED]

Applicant: [REDACTED]

Parcel Information

Parcel(s) Under Application

1. **Ownership Type** : Fee Simple

Parcel Identifier : 016-533-097

Legal Description : PARCEL A (SKETCH PLAN 50551) SECTION 30 TOWNSHIP 26 RANGE 21 WEST OF THE 5TH MERIDIAN KOOTENAY DISTRICT EXCEPT PLANS NEP65016 AND NEP66542

Parcel Area : 157.4 ha

Civic Address : 872 McBeath Rd

Date of Purchase : 05/01/2022

Farm Classification : No

Owners

1. **Name** : [REDACTED]

Address :

872 mcbeath Rd

Golden, BC

V0A 1H2

Canada

Phone : [REDACTED]

Email : [REDACTED]

2. **Name** : [REDACTED]

Address :

872 mcbeath Rd

Golden, BC

V0A 1H2

Canada

Phone : [REDACTED]

Email : rv@canarockies.com

Current Use of Parcels Under Application

1. **Quantify and describe in detail all agriculture that currently takes place on the parcel(s).**

PID 016-533-097: 15 ha grazing cows and hay crop

Currently we have allocated about 15 ha for leasing to a local cattle farm for grazing, ensuring that the land remains both productive and retains its agricultural essence. An attached grazing coverage map for reference.

2. **Quantify and describe in detail all agricultural improvements made to the parcel(s).**

n/a

3. **Quantify and describe all non-agricultural uses that currently take place on the parcel(s).**

Campground 6 ha : includes 97 serviced and non-serviced site, 3 yurts, office/garage, staff housing, wash house, pavilion, 3 pit toilets

Applicant: [REDACTED]

Adjacent Land Uses

North

Land Use Type: Other

Specify Activity : Coumbia River

East

Land Use Type: Other

Specify Activity : Coumbia River

South

Land Use Type: Residential

Specify Activity : Residential Homes

West

Land Use Type: Residential

Specify Activity : Residential Homes

Proposal

1. How many hectares are proposed for non-farm use?

0.5 ha

2. What is the purpose of the proposal?

(please refer to attached "Proposal" file in pdf as alternative)

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Applicant: [REDACTED]

3. Could this proposal be accommodated on lands outside of the ALR? Please justify why the proposal cannot be carried out on lands outside the ALR.

There is no land located on property that is not ALR land.

4. Does the proposal support agriculture in the short or long term? Please explain.

By transitioning this forested area into new sites, we are optimizing the land's usage and making available more agricultural-ready land. This will augment our potential agricultural land reserves and present opportunities for future agricultural ventures.

5. Do you need to import any fill to construct or conduct the proposed Non-farm use?

Yes

Proposal dimensions

Total fill placement area (0.01 ha is 100 m²) *0.025 ha*

Maximum depth of material to be placed as fill *0.15 m*

Volume of material to be placed as fill *6.3 m³*

Estimated duration of the project. *3 Months*

Describe the type and amount of fill proposed to be placed.

Gravel 10ml 30 ton

Gravel 25ml 30 ton

Briefly describe the origin and quality of fill.

Fill is purchased through Thunderstone Quarries and Gottlers Excavating, a local distributor and is crushed gravel.

Applicant Attachments

- Agent Agreement - CanaRockies Holdings INC
- Proposal Sketch - 69425
- Other correspondence or file information - Proposal Map
- Other correspondence or file information - Farm usage
- Certificate of Title - 016-533-097

ALC Attachments

None.

Decisions

None.

Applicant:



Proposal for Non-Agricultural Use on ALR Farm Land

To: British Columbia Provincial Agricultural Land Commission

From: CanaRockies Holdings Inc. A.K.A. Golden Riverfront Campground

Date: Oct 19, 2023

Subject: Application for Conversion and Augmentation of Existing ALR Farm Land

Executive Summary:

This proposal presents our plan to convert and enhance specific areas of our ALR farm land for non-agricultural usage. Emphasizing the principles of sustainable and adaptive land utilization, we aim to minimize disruptions to the neighboring community while conserving the potential for ongoing and future agricultural activities. Key components of our proposed changes include the conversion of 6 non-serviced sites into "electricity only" locations, the introduction of 12 tent sites fashioned to exert minimal land impact, and the calculated positioning of portable sanitation facilities. Furthermore, we suggest repurposing the existing RV locations as overflow parking areas.

Background:

The ALR farm land in focus, spanning a significant 157.3 ha, has been a beacon of adaptive and sustainable agricultural practices over time. Historically, the land has transitioned in its use, always aligning with overarching sustainability goals, community benefit, and potential agricultural endeavors.

Current Land Use:

The current layout and use of the land are as follows:

Total Land Area: 157.3 ha

Current Campground Use: Approximately 6 ha are dedicated to current campground activities, including RV sites, tent Sites, washing facilities, office and support facilities and access roads, etc.

Proposed New Camping Site Plan: The upcoming developments, including the 6 RV sites and 12 tent sites, will occupy a specific section of the land about 0.5 ha (Refer to Appendix 1) from current forest area, ensuring minimal disturbance to existing operations and infrastructure.

Grazing Lease: We have allocated about 15 ha for leasing to a local cattle farm for grazing (Refer to Appendix 2), ensuring that the land remains both productive and retains its agricultural essence.

Rest of Land: Total of 135.8 ha, as forest, wet land, and farm land as reserve for future farm use propose.

Proposed Plan

1. Conversion of Existing Sites:

1.1 Site Conversion Overview:

We are seeking permission to convert 6 non-serviced sites (Sites # 84-88) which face the southern direction into new "electricity only" sites. These sites are strategically located within the forested region of our ALR farm land. The intention is for these sites to accommodate RVs, trailers, motorhomes, or movable cabins, among other compatible uses.

1.2 Privacy and Noise Mitigation:

The chosen forested sites are considerably distant from neighboring areas. This strategic placement ensures that any noise or activities on the sites will have a minimized disruption effect on nearby residents.

1.3 Enhancing Agricultural Capacity:

By transitioning this forested area into new sites, we are optimizing the land's usage and making available more agricultural-ready land. This will augment our potential agricultural land reserves and present opportunities for future agricultural ventures.

1.4 Sustainable Design Approach:

The architecture of these electricity-only sites has been meticulously planned to prioritize future adaptability. Dedicated areas will only be covered in gravel, accompanied by minimal electricity infrastructure. This forward-thinking design ensures seamless remediation back into farmland, if required, championing a sustainable and adaptable approach to land use.

2. Additional Provisions:

2.1 Expansion with Minimal Impact:

With an overarching goal of minimal land impact, we propose the establishment of 12 new non-serviced walk-in "tent" sites. Much like the previously mentioned sites, these additions will have gravel bases covered by wood chips. This design not only guarantees minimal disruption to potential farmland but also helps in reducing noise pollution for surrounding areas.

2.2 Portable Sanitation Facilities:

For the convenience of our patrons and in consideration of hygiene standards, we plan to install 4 portable toilets beside the entrance loop of the new site by the forest edge. These toilets, usable primarily during the summer, are entirely movable, ensuring that our farmland remains unaffected.

2.3 Retaining and Repurposing Existing Sites:

To ensure optimal land use, we suggest repurposing the 6 existing non-serviced RV sites (Sites # 84-88) as "overflow parking spaces". By doing so, we not only minimize the active use of these sites but also reduce any potential noise impact on neighboring areas. Furthermore, these sites will be made invisible from the current reservation system, ensuring that they are used only when necessary.

Conclusion

In conclusion, our proposal is rooted in our commitment to sustainability, adaptability, and considerate land usage. We believe our vision aligns with the overarching goals of ALC BC, and we earnestly request your kind approval.

Thank you for considering our application. We look forward to a favorable response.

Warm regards,

A handwritten signature in black ink that reads "CHENZHEN". The letters are stylized and cursive, with the first letter 'C' being particularly large and looping.

CanaRockies Holdings Inc.

A.K.A. Golden Riverfront Campground

Appendix 1 – Campground Map with Proposed Plan



Appendix 2 – Campground Grazing Area



For reference the attached maps have the outlined areas of the leased land used for grazing livestock and growing and cutting hay.

