



Provincial Agricultural Land Commission - Applicant Submission

Application ID: 66957

Application Status: Under LG Review

Applicant: Comox Valley Regional District

Agent: Comox Valley Regional District

Local Government: City of Courtenay

Local Government Date of Receipt: 02/14/2023

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

Proposal Type: Non-Farm Use

Proposal: The purpose is to present the Comox Valley Exhibition Grounds Conceptual Site Plan and Implementation Strategy to the ALC for your consideration.

Agent Information

Agent : Comox Valley Regional District

Mailing Address :

770 Harmston Avenue

Courtenay, BC

V9N 0G8

Canada

Primary Phone : (250) 898-3710

Mobile Phone : (250) 218-2335

Email : mmorrissey@comoxvalleyrd.ca

Parcel Information

Parcel(s) Under Application

1. **Ownership Type :** Fee Simple

Parcel Identifier : 025-798-464

Legal Description : LOT 1 SECTIONS 18 AND 45 COMOX DISTRICT PLAN VIP76128

Parcel Area : 15 ha

Civic Address : 4825 Headquarters Road Courtenay

Date of Purchase : 01/01/1972

Farm Classification : No

Owners

1. **Name :** Comox Valley Regional District

Address :

770 Harmston Avenue

Courtenay, BC

V9N 0G8

Canada

Applicant: Comox Valley Regional District

Phone : (250) 898-3710
Cell : (250) 218-2335
Email : mmorrissey@comoxvalleyrd.ca

2. **Ownership Type :** Fee Simple
Parcel Identifier : 004-511-549
Legal Description : LOT 2 SECTION 45 COMOX DISTRICT PLAN 13392
Parcel Area : 3.5 ha
Civic Address : 4875 Headquarters Road
Date of Purchase : 01/01/2016
Farm Classification : No
Owners

1. **Name :** Comox Valley Regional District
Address :
770 Harmston Avenue
Courtenay, BC
V9N 0G8
Canada
Phone : (250) 898-3710
Cell : (250) 218-2335
Email : mmorrissey@comoxvalleyrd.ca
-

3. **Ownership Type :** Fee Simple
Parcel Identifier : 004-517-563
Legal Description : LOT 3, SECTION 45, COMOX DISTRICT, PLAN 13392 EXCEPT PART ON PLAN EPP81392
Parcel Area : 4.4 ha
Civic Address : Adjacent to site of old RD offices
Date of Purchase : 01/01/1972
Farm Classification : No
Owners

1. **Name :** Comox Valley Regional District
Address :
770 Harmston Avenue
Courtenay, BC
V9N 0G8
Canada
Phone : (250) 898-3710
Cell : (250) 218-2335
Email : mmorrissey@comoxvalleyrd.ca
-

4. **Ownership Type :** Fee Simple
Parcel Identifier : 005-042-526
Legal Description : LOT 1, SECTIONS 18 AND 45, COMOX DISTRICT, PLAN 11475 EXCEPT PART IN PLAN 12735
Parcel Area : 6.6 ha
Civic Address : Adjacent to site of old RD offices (now removed)
Date of Purchase : 01/01/1972
Farm Classification : No
Owners
1. **Name :** Comox Valley Regional District
Address :

Applicant: Comox Valley Regional District

770 Harmston Avenue
Courtenay, BC
V9N 0G8
Canada
Phone : (250) 898-3710
Cell : (250) 218-2335
Email : mmorrissey@comoxvalleyrd.ca

5. Ownership Type : Fee Simple

Parcel Identifier : 004-843-754

Legal Description : LOT A, SECTION 18, COMOX DISTRICT, PLAN 12735

Parcel Area : 0.4 ha

Civic Address : 4835 Headquarters Road Adjacent to site of old RD offices (now removed),

Date of Purchase : 01/01/1959

Farm Classification : No

Owners

1. **Name :** Comox Valley Regional District

Address :

770 Harmston Avenue

Courtenay, BC

V9N 0G8

Canada

Phone : (250) 898-3710

Cell : (250) 218-2335

Email : mmorrissey@comoxvalleyrd.ca

Current Use of Parcels Under Application

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

The parcels make up what the residents of the Comox Valley and beyond know as the Comox Valley Exhibition Grounds. With the exception of a small composting yard and educational plot where some crops are grown the site is not used for agricultural purposes. It does support the agriculture industry by means of hosting the Comox Valley Farmers Market and Comox Valley Exhibition. It is a multifunctional site which includes facilities for equestrian events, festivals, trails for walking or riding of horses. The grounds are home to the CV Therapeutic Riding Society, the Comox Valley Curling Centre, the CV Farmers Market from March through October, Lush Valley Food Society in partnership w CVRD and SD71 have a composting yard, fruits trees and some raised bed they conduct classes providing education on gardening for children and adults. The nearly 50 acre property hosts the annual Comox Valley Exhibition late August and various festivals and events. The Comox Valley Exhibition grounds last provided the ALC with a masterplan in 2002, we recently commissioned Urban Systems to develop a Conceptual Site plan for the Exhibition grounds which we wish to present here. The study offers a suggested view of potential improvements to the Comox Valley Exhibition Grounds into the future. Some of these projects we hope to realize in the next five years, some may be realized as we start to near 2030. Our goal to to present the report in its entirety and seek acceptance of its contents. in the event that the ALC have concerns with any of what is proposed within the Conceptual Design Report that we made aware so that we can answer any questions and act upon any concerns raised.

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

In accordance with the Conceptual site plan improvements opportunities will be made for additional food

Applicant: Comox Valley Regional District

growing activities such as on parcel 1. expanded teaching and education plots are a priority.

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

The Comox Valley Exhibition Grounds provides a venue for a wide variety of activities and is enjoyed by residents of all ages. There are many individuals who walk themselves and their dogs, ride horses on trails or within arenas in competition or for self enjoyment. The site has a curling facility which is used for that sport from September to March and has rental facilities; banquet room year round, with the large open space outside the curling season for trade shows etc. Various Equestrian disciplines utilize the varied rings and stables for horse shows and competitions. The site has some year young horse boarders within the stables and there are programs offered for young riders and as assistive programs for disabled. The grounds also is available to rent for dog agility and dog shows and the Farmers institute holds its annual auction here.

Adjacent Land Uses

North

Land Use Type: Transportation/Utilities

Specify Activity : Dove creek place a roadway with just one residence borders to the North

East

Land Use Type: Transportation/Utilities

Specify Activity : Headquarters Road borders all along the East border

South

Land Use Type: Residential

Specify Activity : property is privately owned

West

Land Use Type: Other

Specify Activity : Tsolum River forms the West border of the property

Proposal

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

27.5 ha

2. What is the purpose of the proposal?

The purpose is to present the Comox Valley Exhibition Grounds Conceptual Site Plan and Implementation Strategy to the ALC for your consideration.

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.

No, these lands are owned and operated by the Comox Valley Regional District and the proposed Conceptual Site Plan has been formulated to address its future use.

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

Yes the site will continue to support Agriculture presently and into the future in its role as a support agency providing sales and marketing opportunities to area farmers, an area where they may gather to share

Applicant: Comox Valley Regional District

knowledge and support one another. The proposed expansion of the educational gardens will provide for greater access to learning agriculture methods and best practices for home gardeners.

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) *6.9 ha*

Maximum depth of material to be placed as fill *0.4 m*

Volume of material to be placed as fill *7275 m³*

Estimated duration of the project. *9 Years 9 Months*

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

The fill types will vary dependent on landscape architect recommendations for the areas to be upgraded.

Briefly describe the origin and quality of fill.

The fill will specific to the area and intended use. Where recommended an aggregate base will be constructed to support pedestrian walkways, light duty roads and parking. Leveling and soil amendments will occur in area 15 Market Field as indicated in the study.

Applicant Attachments

- Agent Agreement - Comox Valley Regional District
- Other correspondence or file information - pdf with jpegs
- Proposal Sketch - 66957
- Professional Report - Conceptual Site Plan
- Certificate of Title - 025-798-464
- Certificate of Title - 004-511-549
- Certificate of Title - 004-517-563
- Certificate of Title - 005-042-526
- Certificate of Title - 004-843-754

ALC Attachments

None.

Decisions

None.