



Provincial Agricultural Land Commission - Applicant Submission

Application ID: 69527

Application Status: N/A

Applicant: SELKIRK MOUNTAIN FOREST LIMITED, INC.NO. BC1081227

Local Government: qathet Regional District

Local Government Date of Receipt: This application has not been submitted to local government yet.

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

Proposal Type: Exclusion

Proposal: The purpose of the proposal is to enable the construction of a proposed seniors housing project in the unincorporated village of Gillies Bay on Texada Island that will include up to 40 units of supportive seniors housing (studio, one bedroom and two bedroom units), shared amenity space, administrative space, and common areas including forest walking trails and a community garden. The non-profit housing society is proposing to provide housing for residents of Texada Island to support safe, appropriate and affordable housing on Texada Island to age-in-place.

Selkirk Mountain Forest Ltd. owns the subject site and most of the surrounding land affected by the provincial ALR. The land is designated Private Managed Forest Land by the province and managed by Selkirk Mountain Forest Ltd. under the provincial Private Managed Forest Act.

Texada Island Non-profit Seniors Housing Society (TINSHS) is a non-profit organization supporting the establishment of seniors housing on Texada Island. TINSHS conducted an on-island survey in November 2022 and subsequently completed a 'Texada Seniors Housing Needs Report' in May 2023 which confirmed the need for senior-friendly accommodations that support safe and appropriate aging-in-place for residents of Texada Island.

TINSHS has been exploring and vetting suitable land for a proposed seniors housing project extensively since 2020. In 2023, TINSHS identified the 3.2 hectare section of land, the project site, that is part of a larger 53 hectare parcel owned by Selkirk Mountain Forest Ltd. TINSHS has been collaborating with Selkirk Mountain Forest Ltd. and Selkirk has agreed to a combination donation/sale of the 3.2 hectare proposed project site for seniors housing, subject to approvals for exclusion of the land from the ALR.

The proposed project site is adjacent to the established small lot residential settlement in Gillies Bay, and community resources including the Texada Island Health Centre, Texada Community Hall, Seniors Centre and Library, Gillies Bay Tennis Courts, and several beach access sites. The proposed site is within the Gillies Bay Improvement District (GBID) with an existing water line running beside the parcel. GBID has confirmed they have the capacity to provide water service for the seniors housing project being proposed. The proposed site is one of the only locations within the GBID boundary that is not affected by lands considered sensitive to development including steep sloped areas subject to rock fall or landslide, and low-lying coastal areas and floodplains subject to flooding (qathet Regional District Landslide and Fluvial Hazards Study Electoral Area D Texada Island, Dec 21 2016).

Recently, the Vancouver Foundation and Canada Mortgage and Housing (CMHC) approved grant funding for TINSHS that will support the proposed seniors housing project. CMHC construction dollars are contingent on TINSHS having the land and being shovel ready to start construction of the proposed seniors housing project by summer 2024.

Applicant: SELKIRK MOUNTAIN FOREST LIMITED, INC.NO. BC1081227

Timber production, harvesting and silviculture are permitted uses of land in the ALR. Should the proposed project site not be used for the proposed seniors housing project, the land will continue to be used as private managed forest.

Mailing Address :

202-4675 Marine Ave

Powell River , BC

V8A 2L2

Canada

Primary Phone : (604) 485-2260

Email : jdykstra@qathet.ca

Parcel Information

Parcel(s) Under Application

1. **Ownership Type :** Fee Simple

Parcel Identifier : 010-095-691

Legal Description : THE NORTH EAST 1/4 OF SECTION 9 TEXADA ISLAND DISTRICT EXCEPT PLANS 12042, 14959, 16670, 17746, 21635 AND BCP44229

Parcel Area : 51.9 ha

Civic Address : n/a

Date of Purchase : 09/15/2017

Farm Classification : No

Owners

1. **Name :** SELKIRK MOUNTAIN FOREST LIMITED, INC.NO. BC1081227

Address :

59 KOOTENAY AVENUE NORTH, BOX 758

FRUITVALE, BC

V0G 1L0

Canada

Phone : (604) 414-8230

Email : jcoplin@monticola.ca

Current Use of Parcels Under Application

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

Private Managed Forest

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

Private Managed Forest

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

Timber production, harvesting and silviculture are permitted uses of land in the ALR. These are the only activities that currently take place on the parcel.

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Adjacent Land Uses

North

Land Use Type: Agricultural/Farm
Specify Activity : Private Managed Forest

East

Land Use Type: Agricultural/Farm
Specify Activity : Private Managed Forest

South

Land Use Type: Residential
Specify Activity : Single-family Residential

West

Land Use Type: Agricultural/Farm
Specify Activity : Private Managed Forest

Proposal

1. How many hectares are you proposing to exclude?

3.2 ha

2. Does any land under application share a common property line with land in another Local or First Nation Government?

No

3. What is the purpose of the proposal?

The purpose of the proposal is to enable the construction of a proposed seniors housing project in the unincorporated village of Gillies Bay on Texada Island that will include up to 40 units of supportive seniors housing (studio, one bedroom and two bedroom units), shared amenity space, administrative space, and common areas including forest walking trails and a community garden. The non-profit housing society is proposing to provide housing for residents of Texada Island to support safe, appropriate and affordable housing on Texada Island to age-in-place.

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4. Explain why you believe that the parcel(s) should be excluded from the ALR.

qathet Regional District believes that the 3.2 hectares should be excluded from the ALR to meet the need for seniors housing in the unincorporated village of Gillies Bay on Texada Island. This rationale is based on consistency with the Texada Island Official Community Plan (Aug 2021), qathet Regional Housing Needs Report (Mar 2021), TINSHS Texada Seniors Housing Needs Report (May 2023) and Madrone Environmental Services Ltd Land Capability for Agriculture Assessment (Nov 2023).

Our proposal supports community goals and objectives in the Texada Island Official Community Plan including:

- Promote Healthy Community: We will promote supportive community services (educational, medical, social and recreational) for all ages, including seniors and children. Our community will support access to safe drinking water, successful food systems, and suitable housing.*
- Adapt to Change: We will adapt to change to ensure access to appropriate, affordable, and safe housing for all ages. Our community will support measures to improve services for seniors, and adapt to climate change to protect people and places from natural hazards.*
- Land identified as natural hazard areas in the OCP limit development potential on other land in and around Gillies Bay. The subject site identified for exclusion is the only location within water and fire protection boundaries identified for safe development.*
- To encourage the development of affordable housing (including seniors housing) to meet the housing needs of the community.*

While the existing parcel is designated Agriculture because of its inclusion in the ALR, the surrounding lands are designated Rural Village and the OCP Bylaw would be amended if the ALR exclusion is successful.

Our proposal responds to the recommendations in the qathet Regional Housing Needs Report. The report confirms that the population of Texada Island is aging at a higher rate than BC and Canada. There is a projected shortage of 47 housing units on Texada by 2026, and there is a lack of affordable rental housing, accessible housing, and seniors housing on Texada Island. Recommendations in the report include supporting efforts of affordable housing non-profits like TINSHS by dedicating staff time to assist with application preparation, dialogue with BC housing, engaging the community, and reducing or waiving application fees.

Our proposal responds to the recommended action in the Texada Seniors Housing Needs Report. The report confirms that Texada Island has a population of 1,126 people. Texada Island has an average age of 57.1, median age of 62.4, and 65% of residents (735 individuals) are 55 years and older. Of the 595 total households on Texada Island, 470 (79%) are senior households (55+). The housing stock on Texada is 87.5% single-family homes, and there are currently no multi-unit, dedicated rental housing, subsidized housing, or intentionally-built senior-friendly housing developments. 79% of the seniors who responded to the housing needs survey would prefer to age in their homes, however many homes on Texada Island are not designed or adaptable to be age-friendly.

Our proposal is supported by the Madrone Land Capability for Agriculture Assessment. The assessment states that the potential for future agricultural use on the subject site is constrained due to the multiple and variable limitations to agriculture including topography, stoniness, fertility, soil structure, and aridity. The only agricultural limitations that can be improved are fertility and aridity, however land management practices to improve these limitations may be detrimental to water quality and quantity of the Cranby Lake Watershed. It is the opinion of Madrone that the proposed exclusion does not impact the size, continuity or integrity of the ALR land base.

Applicant Attachments

- Report of Public Hearing - 69527
- Proof of Advertising - 69527
- Other correspondence or file information - 12. Certified Board Resolution Jan 24 2024
- Proposal Sketch - 69527
- Other correspondence or file information - 9. RESOLUTION Agricultural Advisory Committee
- Other correspondence or file information - 10. RESOLUTION RESOLUTION Regional Board 27Sep2023
- Proof of Signage - 69527
- Other correspondence or file information - 4. LETTER TINSHS Grant Funding
- Other correspondence or file information - 1. LETTER Madrone Professional opinion letter
- Professional Report - 2. REPORT Madrone Land Capability
- Other correspondence or file information - 3. LETTER SMF Signed Rationale
- Professional Report - 5. REPORT TINSHS Housing Needs Report
- Other correspondence or file information - 6. MAP qRD Natural Hazard Areas
- Other correspondence or file information - 7. MAP qRD Public Amenities
- Other correspondence or file information - 8. MAP Chartwell OCP Context
- Site Photo - 11. PHOTOS Site photos
- Certificate of Title - 010-095-691

ALC Attachments

None.

Decisions

None.