

# Provincial Agricultural Land Commission - Applicant Submission

**Application ID:** 61429

**Application Status:** Under LG Review

**Applicant:** North Wind Wellness Centre Society

**Agent:** Kumlin Sullivan Architecture Studio Ltd.

**Local Government:** Peace River Regional District

**Local Government Date of Receipt:** 09/25/2020

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

**Proposal Type:** Non-Farm Use

**Proposal:** The expansion of an existing addiction treatment facility to accommodate not just treatment and care but also long term goals for agricultural skills development, training, and production. The project is to be undertaken in 3 phases. Per the attached drawings (LUA 03), Phase 1 will construct core facilities and the first wing of client rooms, Phases 2 and 3 will each add a wing of client rooms and meeting rooms to suit demand. The initial phase will be constructed over approximately 18 months, with the subsequent phases expected to be completed over a 5-10 year period.

## Agent Information

**Agent:** Kumlin Sullivan Architecture Studio Ltd.

**Mailing Address:**

[REDACTED]

**Primary Phone:** [REDACTED]

**Email:** [REDACTED]

## Parcel Information

### Parcel(s) Under Application

1. **Ownership Type:** Fee Simple

**Parcel Identifier:** 009-373-918

**Legal Description:** SW 1/4, Section 28, Township 79, Range 16, W6M, Peace River District, EXCEPT Plan 22372

**Parcel Area:** 60.7 ha

**Civic Address:** North of Dawson Creek

**Date of Purchase:** 11/30/2001

**Farm Classification:** No

**Owners**

1. **Name:** North Wind Wellness Centre Society

**Address:**

[REDACTED]

**Applicant:** North Wind Wellness Centre Society

Phone: [REDACTED]

Cell: [REDACTED]

Email: [REDACTED]

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## **Current Use of Parcels Under Application**

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

*Currently, no agriculture activities take place on the land in question. In the past, neighboring properties did take hay from it from approximately Spring 2015 - Fall 2017*

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

*To the best knowledge of the current owner, there have been no agricultural improvements to the property throughout it's history.*

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

*North Wind Wellness Centre own the property and currently operate a 10 bed addiction treatment facility. The existing facility consists of a house for clients, a small office building for intake, barn, sweat lodge, and lagoon and cistern.*

## **Adjacent Land Uses**

### **North**

**Land Use Type:** Residential

**Specify Activity:** Living Quarters (Soil Class 4x)

### **East**

**Land Use Type:** Agricultural/Farm

**Specify Activity:** Ranching/Hay Farming/Fallow (Soil Class 4x/5c)

### **South**

**Land Use Type:** Agricultural/Farm

**Specify Activity:** Ranching/Wildlife Sanctuary (Soil Class 5c)

### **West**

**Land Use Type:** Agricultural/Farm

**Specify Activity:** Ranching/Hay Farming/Fallow (Soil Class 4x)

## **Proposal**

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

*9 ha*

### **2. What is the purpose of the proposal?**

*The expansion of an existing addiction treatment facility to accommodate not just treatment and care but also long term goals for agricultural skills development, training, and production. The project is to be undertaken in 3 phases. Per the attached drawings (LUA 03), Phase 1 will construct core facilities and the first wing of client rooms, Phases 2 and 3 will each add a wing of client rooms and meeting rooms to*

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*suit demand. The initial phase will be constructed over approximately 18 months, with the subsequent phases expected to be completed over a 5-10 year period.*

**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.**

*North Wind Wellness Centre own the property and currently operate a 10 bed facility. This proposal is to expand the existing services as a needs assessment has determined a great need for this service across the region. As part of the healing process, residents will be encouraged to participate in farming and agricultural activities outlined above. The proposal enhances the use of the land for its agricultural purposes and therefore is suited on these lands. The location of the proposed buildings will be close to the existing building and road and will not negatively impact on the use of the agricultural land.*

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

*Yes, both short and long term*

*In the proposed ARCH model, NWWC programming will expand beyond treatment and housing to include agricultural skills development, training, and production for their residential participants. Skills will be achieved through a combination of formal instruction and hands on experiential practice. All program participants will first receive instruction in farm safety and first aid. It is anticipated the following suite of courses will be available for participants to select from: Indigenous food ways, market vegetable production, soils, integrated pest management, livestock production (poultry, goats, hogs), apiculture, farm tools and machinery, farm business planning and marketing, plant health, soil-water-compost and crop rotation management.*

*The program has three themes which are supported by formalized instruction: 1) develop high tunnel culture to grow seasonal produce and a raised garden for root crops, both to be used by the Centres kitchen; 2) poultry (egg and meat birds) and goat (milk) husbandry also for use by the Centres kitchen; and 3) Indigenous plant (edibles, medicinal and structural) husbandry. Indigenous plants would be an extensive management approach on land not cleared of forest cover while the first two enterprises would occur on land in near proximity to the ARCH structures whose footprint is being requested for non-agricultural use within the ALR.*

*As experience increases in growing these crops and animal husbandry, several expansion options could be pursued. The area in high tunnel production could be increased and funding for a greenhouse could be acquired. Livestock variety could also be increased. If agricultural product production exceeded the kitchens needs, a social enterprise could be established along the line of a community supported agriculture (CSA) program.*

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

*Yes*

**Proposal dimensions**

**Total fill placement area (to one decimal place) 1 ha**

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

**Volume of material to be placed as fill 840 m<sup>3</sup>**

**Estimated duration of the project. 1 Years 6 Months**

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

*The intention is to have the cut/fill ratio as close to zero balance as possible for the construction, but there will be a need for gravel fill as required for under-slab and foundation drainage. The actual fill area will be limited to the floor plate area of the facility construction - this form does not allow values less than 1 Ha - so please note Phase 1 approximately 2100 m<sup>2</sup>/.21 Ha - Phase 2 approximately 900 m<sup>2</sup>/.09 Ha - Phase 3 approximately 900 m<sup>2</sup>/.09 Ha*

**Briefly describe the origin and quality of fill.**

*Clean gravel fill from local sources.*

## **Applicant Attachments**

- Agent Agreement - Kumlin Sullivan Architecture Studio
- Proposal Sketch - 61429
- Certificate of Title - 009-373-918

## **ALC Attachments**

None.

## **Decisions**

None.