



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

April 24, 2006

Reply to the attention of Gordon Bednard

Integrated Land Management Bureau
200 – 10428 – 153rd Street
Surrey, BC V3R 1E1

Dear Sir/Madam:

Re: Application #YY-36476

PID: 024-342-653

Portions of the NW¼ Section 2, Township 50, New Westminster District, Plan 864,
EXCEPT Plans 10670, 13367, 17230, 19496 and reference Plans 1127 and 15402

Your file # 2408966

The Provincial Agricultural Land Commission (the "Commission") has now concluded its review of your application to exclude a 2 ha portion of the above property from the ALR. The application was submitted pursuant to section 30(1) of the *Agricultural Land Commission Act* (the "ALCA").

The Commission writes to advise that it approved your application. The above noted property shown on the attached map is excluded from the Agricultural Land Reserve Plan of the Squamish Lillooett Regional District.

The decision noted above is recorded as Resolution # **162/2006**.

It is a condition of this approval that the owner or occupier must 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. The Commission suggests you contact the District of Squamish at your earliest convenience.

By way of a copy of this letter, the Commission advises the Registrar of Land Titles that the property has been excluded from the Agricultural Land Reserve thereby amending the Agricultural Land Reserve Plan of the Squamish-Lillooett Regional District.

Yours truly,

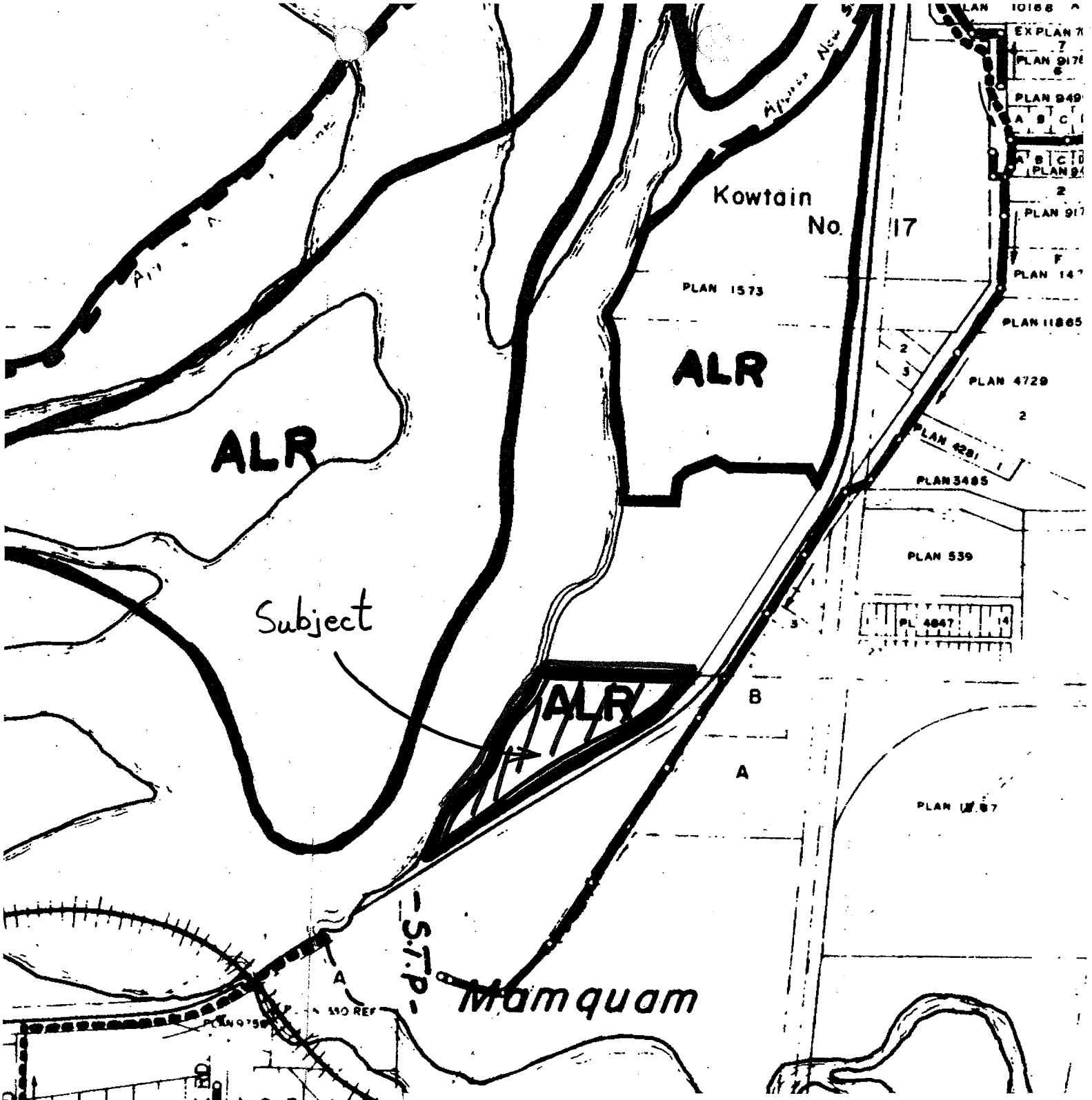
PROVINCIAL AGRICULTURAL LAND COMMISSION

Per:

Erik Karlsen, Chair

cc: District of Squamish - Attn: Dava Gustason
Bethel Lands Corporation, Attn: Peter Gordon, PO Box 156, Whistler, BC V0N 1B0
Registrar of Land Titles – New Westminster

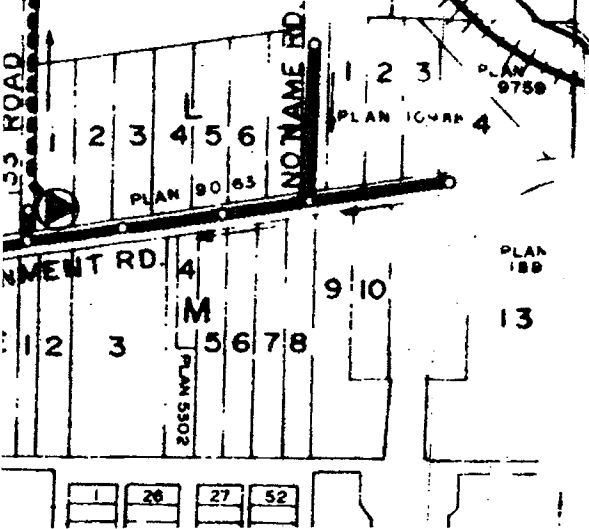
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Provincial Agricultural Land Commission
 Application: YY-36476
 Resolution # 162/2006



2 ha area approved for exclusion from the ALR.





Staff Report
Application # YY – 36476
Applicant: Integrated Land Management Bureau
Agent: Bethel Lands Corporation Ltd

DATE PREPARED: March 3, 2006

TO: Chair and Commissioners – South Coast Panel

FROM: Gordon Bednard, Regional Research Officer

PROPOSAL: To exclude the subject property (Crown Land) to facilitate an extension of a housing development proposed for the adjacent parcel. An area of 0.4 ha is proposed for multiple family rezoning, the balance for single family rezoning.

This application is made pursuant to section 30(1) of the *Agricultural Land Commission Act*.

BACKGROUND INFORMATION:

The property to the immediate north of the subject lands was removed from the ALR in the early 1990s. The parcel does not adjoin any other ALR parcel. The closest ALR land is Crown land across the slough to the west, but that area is bisected by the Squamish River dyking system.

Local Government:

District of Squamish

Legal Description of Property:

PID: 024-342-653

Portions of the NW¼ Section 2, Township 50, New Westminster District, Plan 864, EXCEPT Plans 10670, 13367, 17230, 19496 and reference Plans 1127 and 15402

Location of Property:

Squamish, off west end of Mamquam Road, west of Government Road and CN rail tracks

Size of Property:

2.0 ha [*per application*] or 5.7 ha [*per rezoning drawing*] (The entire property is in the ALR).

Present use of the Property:

vacant, treed

Surrounding Land Uses:

WEST: Harris Slough (off Squamish River); forested ALR land on island across slough

SOUTH: Across CN Rail, municipal sewage treatment plant, out of ALR

EAST: Across CN Rail, mixed development out of ALR, straddling Government Road

NORTH: 4.4 ha non-ALR parcel, zoned rural-residential, also see PLANNING COMMENT below

Agricultural Capability:

Data Source: Agricultural Capability Map # 92G/11
The entire property is identified Class 2w (1).

Official Community Plan Designation:

Limited Use Flood Hazard area, ALR

Zoning Designation:

Rural Residential

PREVIOUS APPLICATIONS:

None

RELEVANT APPLICATIONS:**Application #25894-0**

Applicant: Koch Bros. Developments

Decision Date: 16 April 1992

Proposal: Exclusion for residential development

Decision: Partially allowed (omitted mobile home park to the north)

LOCAL GOVERNMENT RECOMMENDATIONS/COMMENTS:

Forwarded without recommendation

PLANNER COMMENT:

In 1992, when considering the possible exclusion of the 4.4 ha area to the north, it was very clearly not the Commission's intention that this decision give a general indication respecting other ALR blocks in Squamish. The impact of this decision on neighbouring ALR parcels was the same as in any exclusion in the middle of an ALR block, but no impact was intended on any other ALR block. The impact of the 1992 decision on the block in question was to leave the southern tip (the subject property) as an isolated, treed ALR parcel and the north end occupied by a fully developed mobile home park, the treed portion of a 2.1 ha part-ALR parcel [held in an estate since 1990] and a major portion of the Kowtain Indian Reserve No. 17 of the Squamish FN.

In 1997, when reviewing the previous Official Community Plan (OCP) for Squamish, by Resolution #839/1997 the Commission suggested to the District of Squamish that the ALR block containing the subject parcel be identified for exclusion from the ALR. Council did not do so.

In 2005, Commission staff and Squamish staff began discussion of the new OCP. Current staff had previously been unaware of the 1997 Commission review. Squamish staff subsequently recommended that Council

- forward the current application to the Commission,
- prepare an OCP amendment to remove the ALR shading from the subject parcel and
- prepare a draft rezoning bylaw to allow residential (including medium density, multiple residential) development of the subject parcel and the 4.4 ha parcel excluded from the ALR in 1992.

STAFF COMMENTS:

This is a small property, and while the agricultural capability rating is prime, its location, the lack of surrounding agricultural infrastructure, and the impacts of adjacent land uses lead staff to conclude that this is not a piece of land which could be actively farmed in the future. Staff therefore recommends allowance of the application.

END OF REPORT

Signature

Date