



**Agricultural Land Commission**  
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August 8, 2007

Reply to the attention of Jennifer Carson  
ALC File: #O - 37432

Craig Douglas  
Timberline Ranch Society  
22351 - 144th Avenue  
Maple Ridge, BC V4R 2P8

Dear Mr. Douglas:

Re: Application for Non-Farm Use in the Agricultural Land Reserve

Please find attached the Minutes of Resolution # 373/2007 outlining the Commission's decision as it relates to the above noted application.

Yours truly,

PROVINCIAL AGRICULTURAL LAND COMMISSION

Per:

Erik Karlsen, Chair

cc: Corporation of the District of Maple Ridge (#AL/123/06)

Enclosure: Minutes

JC/lv/37432d1



# MINUTES OF THE PROVINCIAL AGRICULTURAL LAND COMMISSION

**A meeting was held by the Provincial Agricultural Land Commission on July 10, 2007 in Maple Ridge, B.C.**

<b>PRESENT:</b>	Sylvia Pranger	Chair, South Coast Panel
	Michael Bose	Commissioner
	John Tomlinson	Commissioner
	Tony Pellett	Staff
	Jennifer Carson	Staff

### For Consideration

Application: # O - 37432  
 Applicant: Timberline Ranch Society  
 Agent: Hal Schienki  
 Proposal: Non-farm use to facilitate the expansion of an existing institutional/outdoor recreational use on the 29.4 ha subject property.  
 Legal: PID: 013-556-517  
 Parcel A, South East 1/4, Section 6, Township 42, Reference Plan 4600, New Westminster District, Except Part Dedicated Road on Plan 66815  
 Location: 22351 - 144th Avenue, Haney

### Site Inspection

A site inspection was conducted on July 10, 2007. Those in attendance were:

- Sylvia Pranger                      Chair, South Coast Panel
- Michael Bose                        Commissioner
- John Tomlinson                      Commissioner
- Tony Pellett                         Staff
- Jennifer Carson                      Staff
- Craig Douglas                        Director of Timberland Ranch

Mr. Douglas spoke with the Commissioners and Staff about the application and the proposal to expand the Arabian horse camp. The existing bunkhouse is past its prime and the fire department has requested that the building be replaced. The new building would be constructed on the same footprint as the bunkhouse and a portion of the existing cabins. This new building would be proposed as a meeting area for the campers as well as to allow the facility to be able to offer their facilities for retreats and conferences. Staff housing would also be included in the new building. In order to replace the displaced cabins, as well as to accommodate moderate growth in the camp from 120 to 144 children, 6 duplexes with false fronts of a western theme town are being proposed. These duplexes would also accommodate the aforementioned conferences as well as family camps. Hooking the camp to the City sewers was also discussed. Mr. Douglas brought up the need for more field space for the campers. The timeline for the project is 5-10 years. Mr. Douglas then toured the Commissioners and Staff around the property in order to view the facilities and where the proposed buildings would be located.

## **Context**

The proposal was weighed against the purposes of the Commission as stipulated in section 6 of the *Agricultural Land Commission Act* (the "Act"). They are:

1. to preserve agricultural land
2. to encourage farming on agricultural land in collaboration with other communities of interest, and
3. to encourage local governments, first nations, the government and its agents to enable and accommodate farm use of agricultural land and uses compatible with agriculture in their plans, bylaws and policies.

## **Discussion**

### **Assessment of Agricultural Capability**

In assessing agricultural capability, the Commission refers in part to agricultural capability mapping and ratings. The ratings are interpreted using the Canada Land Inventory (CLI), 'Soil Capability Classification for Agriculture' system, or the BC Land Inventory (BCLI), 'Land Capability Classification for Agriculture in B.C.' system.

The improved ratings for the agricultural capability of the soil of the subject property are:

Class 2 – Land in this class has minor limitations that require good ongoing management practices or slightly restrict the range of crops, or both.

Class 3 – Land in this class has limitations that require moderately intensive management practices or moderately restrict the range of crops, or both.

Class 5 – Land in this class has limitations that restrict its capability to producing perennial forage crops or other specially adapted crops.

Class 7 – Land in this class has no capability for arable or sustained natural grazing

#### Subclasses

- A soil moisture deficiency
- D undesirable soil structure
- R shallow soil / bedrock outcroppings
- T topography
- W excess water

Organic Soils - Organic soils are grouped into seven classes, designated as O1 to O7. The organic soil class definitions are equivalent in terms of their relative capabilities and limitations for agricultural use to those defined for mineral soil.

Class 3 – Land in this class has limitations that require moderately intensive management practices or moderately restrict the range of crops, or both.

#### Subclasses

- L degree of decomposition - permeability
- W excess water

### **Assessment of Impact on Agriculture**

The Commission also assessed the impact of the proposal against the long term goal of preserving agricultural land. The Commissioners felt that the proposed expansion would not adversely impact agriculture as the new buildings would be located within the existing footprint of the camp. The Commissioners were, however, interested in the playing field that would also be relocated within the existing footprint of the camp. The Commission believes the proposal would impact existing or potential agricultural use of surrounding lands.

### **Conclusion**

That the proposal will not adversely impact agriculture.

### **IT WAS**

**MOVED BY:** Commissioner Bose

**SECONDED BY:** Commissioner Tomlinson

THAT the application be allowed.

AND THAT the approval is subject to the following conditions:

- The camp be hooked up to the City sewer
- Relocating the new proposed playing area to a location within the existing footprint of the camp
- the construction and expansion of the camp be in substantial compliance with the plan submitted with the application
- approval for non-farm use is granted for the sole benefit of the applicant and is non-transferable.

This decision does not relieve the owner or occupier of the responsibility to 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.

### **CARRIED**

**Resolution # 373/2007**



**Staff Report**  
**Application # O – 37432**  
**Applicant: Timberline Ranch Society**  
**Agent: Hal Schienki**

**DATE RECEIVED:** May 16, 2007

**DATE PREPARED:** June 13, 2007

**TO:** Chair and Commissioners – South Coast Panel

**FROM:** Jennifer Carson, Land Use Planner

**PROPOSAL:** Non-farm use to facilitate the expansion of an existing institutional/outdoor recreational use on the 29.4 ha subject property. This application is made pursuant to section 20(3) of the *Agricultural Land Commission Act*.

**BACKGROUND INFORMATION:**

In January 2006, the Commission advised the applicant that an application was not required for the extension of municipal sewer services to Timberline Ranch. However, in the same letter the Commission stated that any increase in accommodations provided in the facility that exceeds the 200 bed capacity which the Commission gave their approval of in 1977 would require an application.

**Local Government:**

Corporation of the District of Maple Ridge

**Legal Description of Property:**

PID: 013-556-517

Parcel A, South East 1/4, Section 6, Township 42, Reference Plan 4600, New Westminster District, Except Part Dedicated Road on Plan 66815

**Purchase Date:**

1958

**Location of Property:**

22351 - 144th Avenue, Haney

**Size of Property:**

29.5 ha (The entire property is in the ALR).

**Present use of the Property:**

Outdoor recreation institutional use

**Surrounding Land Uses:**

**WEST:** Hobby Farm - Residence  
**SOUTH:** Cranberry Fields - Blaney Bog  
**EAST:** Rental House and Paint Ball Business  
**NORTH:** Pitt Meadows

**Agricultural Capability:**

Data Source: Agricultural Capability Map # 92G/7a  
The majority of the property is identified as having Prime Dominant ratings.

**Official Community Plan and Designation:**

OCP: None available  
Designation: Agriculture

**Zoning Bylaw and Designation:**

Zoning: None available  
Designation: A2 Upland Agriculture  
Minimum Lot Size: 4 ha

**PREVIOUS APPLICATIONS:**

**Application #05208-0**

**Applicant:** Timberline Ranch  
**Decision Date:** September 20, 1977.  
**Proposal:** Permission to expand the facilities on the subject property to include additional accommodation for staff, an addition to an existing bunkhouse, relocation of cabins and construction of a playing field.  
**Decision:** Allowed.

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**RELEVANT APPLICATIONS:**

**Application #31211-0**

**Applicant:** Golden Eagle Ranch Inc  
**Decision Date:** May 29, 1997.  
**Proposal:** Proposed to develop the subject properties into a quality, championship length 18 hole golf course and driving range with provisions for junior golf.  
**Decision:** Refused as submitted on the grounds that the land has good agricultural potential that it would raise the expectations of neighbouring and surrounding property owners for similar non-farm development.

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**Application #33638-0**

**Applicant:** Silver Maple Developments Ltd  
**Decision Date:** March 09, 2001  
**Proposal:** To subdivide an approximately 8.2 hectare wetland from the property for habitat conservation, storm water management and construction of the local equestrian/pedestrian trail network. The parcel would be owned the District as part of 'Blaney Bog.'  
**Decision:** Allowed.

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**Application #35259-0**

**Applicant:** Golden Eagle Ranch Inc  
**Decision Date:** March 23, 2004  
**Proposal:** Propose to acquire the Codd Island Wetlands for conservation purposes.  
**Decision:** Allowed.

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**Application #36931-0**

**Applicant:** Coniagas Ranches Ltd  
**Decision Date:** February 28, 2007  
**Proposal:** To subdivide to create two parcels for a habitat and greenway to connect to Codd Wetland Ecological Conservancy Area. Portions of both properties to be sold to the GVRD consist primarily of dyke and wetland outside the dyke, with a small portion of Parcel 2 (approximately 0.89 ha, labeled "Equestrian Field" being inside the dyke.  
**Decision:** Allowed subject to following the Trail Plan sent to the ALR on January 25, 2007.

**Application #37313-0**

**Applicant:** Insignia Homes Silver Valley 3 Ltd  
**Decision Date:** May 22, 2007  
**Proposal:** Non-farm use of approximately 2 ha of land on a 9 ha parcel. Proposal is to create a temporary staging of soil, sand and rocks, to be incorporated within a storm water management infrastructure associated with adjacent residential development.  
**Decision:** Allowed subject to the reclamation of the site upon completion of the project.

**LOCAL GOVERNMENT RECOMMENDATIONS/COMMENTS:**

**Council:**

That the application be forwarded to the ALC.

**Local Government Staff:**

That the Council forward the application to the ALC.

**STAFF COMMENTS:**

It is recommended that the Commission consider the following:

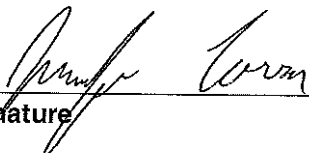
- The Timberline Ranches a camp facility predates the ALR.
- The current non-farm use was allowed by the ALC in 1977.
- The improved ratings of the agricultural capability of the property are identified as prime dominant (Class 2, Class 3, Class 5 and Class 7).
- That the Commission could request that the applicants attempt to build on the Class 5 and Class 7 land in order to keep buildings and infrastructure off of the better quality land as much as possible.
- A site visit will help to determine whether or not this proposal will have an impact on agriculture.

**ATTACHMENTS:**

1. Local Government Staff Report (4 pages)
2. Letter from applicant (2 pages)
3. Sketch of proposal (2 pages)
4. Copy of brochure for Timberline Ranch Services
5. Base Map
6. Agricultural Capability Map
7. Aerial Photograph

**END OF REPORT**

Signature



Date

June 23, 2007