



Agricultural Land Commission
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August 8, 2007

Reply to the attention of Jennifer Carson
ALC File: #O - 37444

Nigel Turner
12375 - 244th Street
Maple Ridge, BC V4R 1K9

Dear Mr. Turner:

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

Please find attached the Minutes of Resolution # 372/2007 outlining the Commission's decision as it relates to the above noted application. As agent, it is your responsibility to notify your client(s) accordingly.

The Commission also wishes to mention that the decision for the application for expansion of the school (ALC file #36262) will be forthcoming after the next meeting of the Commission's South Coast Panel.

Yours truly,

PROVINCIAL AGRICULTURAL LAND COMMISSION

Per:

A handwritten signature in black ink, appearing to read 'Erik Karlsen', written over a white background.

Erik Karlsen, Chair

cc: The Corporation of the District of Pitt Meadows (#6635-20-2007-02-P)

Enclosure: Minutes

JC/lv/37444d1



MINUTES OF THE PROVINCIAL AGRICULTURAL LAND COMMISSION

A meeting was held by the Provincial Agricultural Land Commission on July 10, 2007 in Pitt Meadows, B.C.

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

For Consideration

Application: # O - 37444
Applicant: 0708964 BC Ltd
Agent: Nigel Turner
Proposal: Non-farm use to place two portable units to the north of the existing elementary school building on the site.
Legal: PID: 008-780-021
Lot 1, Parcel B, Block 6, Section 14, Range North Range 1 East, Reference Plan 17039, New Westminster District, Plan 5588
Location: 18477 Old Dewdney Trunk Road, Pitt Meadows

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
- Nigel Turner Agent
- Erin Adams Staff of Greybrook Academy
- Kevin Akins Principal of school

The Commissioners met with the applicants to discuss the application for the additional two portables as well as the expansion of the school. Mr. Nigel Turner discussed the global curricula of the school which includes an environmental and agricultural component. The site was originally chosen because it was a vacant school and thus the infrastructure for the academy already existed. The parents of the school's students were requesting that the academy offer older grades as well so that their children could continue on with the program. This is where the need for the expansion of the building footprint would be required. As the academy has children in the building 11 months out of the year, and they are not permitted to do construction work with children in the building they are unable to build up and add another story to the building. The applicants stressed that they enjoy their location due to its close proximity to the farming next door as it provides an opportunity for the students to be educated about the agricultural community and thus be more connected to their food source. Mr. Akins and Ms. Adams then gave the Commissioners a tour of the facility.

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 rating for the agricultural capability of the soil of the subject property is:

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

Subclasses

D undesirable soil structure
T topography
W excess water

Assessment of Agricultural Suitability

The Commission assessed whether the external factors such as encroaching non-farm development have caused or will cause the land to become unsuitable for agriculture. The Commission does not believe there are external factors that render the land unsuitable for agricultural use.

Assessment of Impact on Agriculture

The Commission also assessed the impact of the proposal against the long term goal of preserving agricultural land. Based on discussion with the applicants, as well the onsite viewing of the school's facility, the Commission believes that the proposal will not adversely impact existing or potential agricultural use of surrounding lands.

Conclusions

1. That the land under application has agricultural capability and is appropriately designated as ALR.
2. That the land under application is suitable for agricultural use.
3. 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:

- No further adjacent agricultural lands will be made available in the future should the school wish to expand. The school must stay within the existing property.
- If the student population decreases and the portables are no longer required they should be removed immediately.
- 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 # 372/2007



Staff Report
Application # O – 37444
Applicant: 0708964 BC Ltd
Agent: Nigel Turner

DATE RECEIVED: May 22, 2007

DATE PREPARED: June 26, 2007

TO: Chair and Commissioners – South Coast Panel

FROM: Jennifer Carson, Land Use Planner

PROPOSAL: Non-farm use to place two portable units to the north of the existing elementary school building on the site. This application is made pursuant to section 20(3) of the *Agricultural Land Commission Act*.

BACKGROUND INFORMATION:

Local Government:

The Corporation of the District of Pitt Meadows

Legal Description of Property:

PID: 008-780-021

Lot 1, Parcel B, Block 6, Section 14, Range North Range 1 East, Reference Plan 17039, New Westminster District, Plan 5588

Purchase Date:

January 2005

Location of Property:

18477 Old Dewdney Trunk Road, Pitt Meadows

Size of Property:

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

Present use of the Property:

School Building and six portable classrooms

Surrounding Land Uses:

WEST: Cranberry Farm
SOUTH: Cranberry and Blueberry Processing Plant
EAST: Blueberry Farm
NORTH: Blueberry Farm

Agricultural Capability:

Data Source: Agricultural Capability Map # 92G.072
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: Park and Public Institutional (P-2)
Minimum Lot Size: 0.08 ha

PREVIOUS APPLICATIONS:

Application #27611-0

Applicant: School District #42 Meadowland Elementary
Decision Date: January 19, 1993
Proposal: Subdivision.
Decision: Refused subdivision due to concerns about limiting options and reduced capability.

Application #36262-0

Applicant: 0708964 BC Ltd.
Decision Date: October 18, 2005
Proposal: To expand the existing elementary school by the addition of two portable classrooms and a covered play area.
Decision: Allow additions as requested

Application #36262-1

Applicant: 0708964 BC Ltd.
Decision Date: September 01, 2006
Proposal: Replace the paved, covered play area with four portable classrooms.
Decision: Allow four portables to be located on area previously approved for covered play area. Does not imply approval for any future expansion of school on this site.

LOCAL GOVERNMENT RECOMMENDATIONS/COMMENTS:

Council:

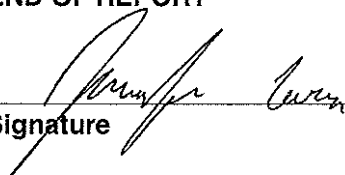
Forwarded the application with a recommendation of support.

ATTACHMENTS:

1. Excerpt from AAC Minutes
2. Excerpt from Council Minutes
3. Excerpt from Local Government Staff Report
4. Sketch of Proposal
5. Base Map
6. Agricultural Capability Map
7. Aerial Photograph

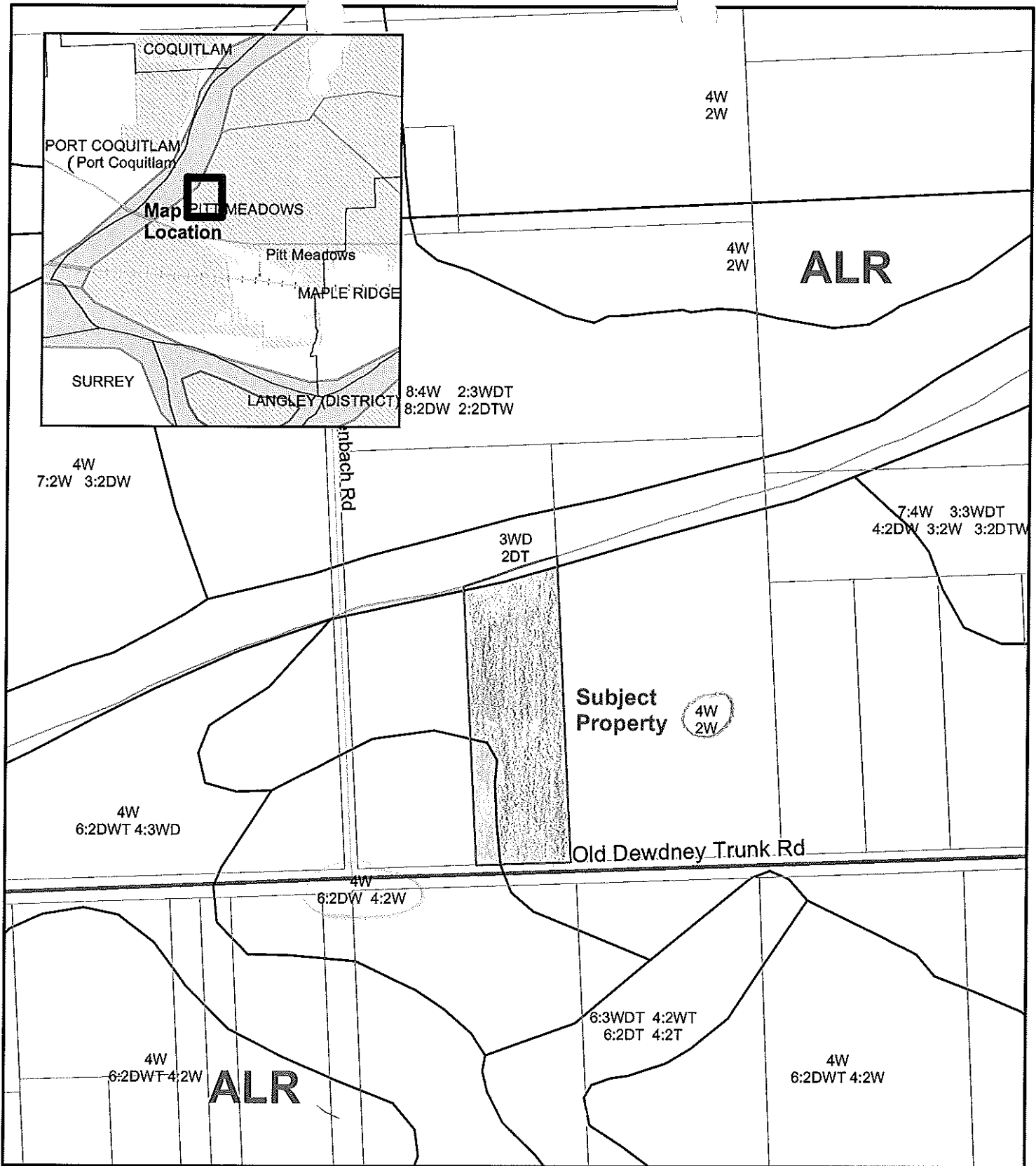
END OF REPORT

Signature



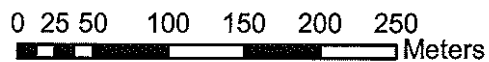
Date

June 23, 2007



Airphoto Map

Map Scale: 1:5,000



ALC File #: 21-07-37444

Mapsheet #: 92G.072

Map Produced: May 31, 2007

Regional District: GVRD