



Agricultural Land Commission
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November 8, 2007

Reply to the attention of Jennifer Carson
ALC File: YY-37596

Steve Moir
PO Box 455, Mile 16.5
Upper Squamish Valley Road
Brackendale, BC
V0N 1H0

Dear Mr. Moir:

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

Please find attached the Minutes of Resolution # 550/2007 outlining the Commission's decision as it relates to the above noted application.

Yours truly,

PROVINCIAL AGRICULTURAL LAND COMMISSION

Per:


Erik Karlsen, Chair

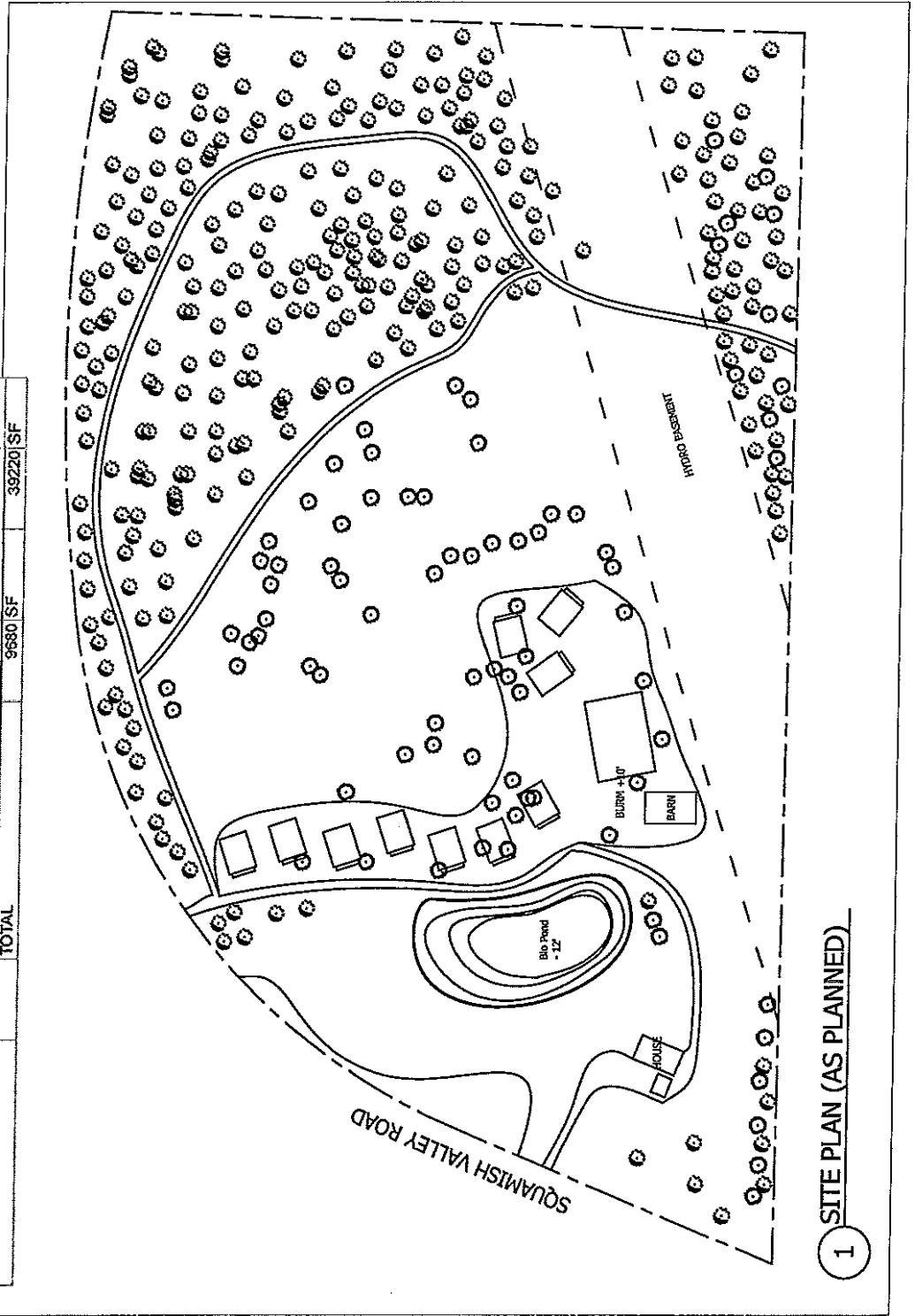
cc: Squamish-Lillooet Regional District (DL1512)

Enclosure: Minutes/Sketch Plan



FAR OUT
Developments
Inc.

GLACIER VALLEY FARM			
SITE STATISTICS			
TOTAL LOT AREA	CURRENT	AS PLANNED	
LOT AREA ABOVE FLOOD PLANE	42,225 ACRES 0.97 ACRES	42,225 ACRES 3.2 ACRES	
PERCENT OF TOTAL LOT AREA ABOVE FLOOD PLANE	2%	8%	
TOTAL BUILDING AREA			
HOUSE	2800 SF	2800 SF	
GARAGE	720 SF	720 SF	
MULTI-USE SPACE			
BARN	4000 SF	3700 SF	
TEMP HOUSE	1200 SF	4000 SF	
WASH-ROOM BUILDING	960 SF		
CABINS (10 @ 2300 sf)		23000 SF	
TOTAL	9680 SF	39220 SF	



1 SITE PLAN (AS PLANNED)

GLACIER VALLEY FARM	
SITE PLAN (AS PLANNED)	
AUTHOR : G. ORR	
SQUAMISH VALLEY, B.C.	
SCALE : 1/8" = 1'	
OCT. 4, 2007	A-2
REV # 3	



MINUTES OF THE PROVINCIAL AGRICULTURAL LAND COMMISSION

A meeting was held by the Provincial Agricultural Land Commission on November 6, 2007 at the offices of the Commission located at #133 – 4940 Canada Way, Burnaby, B.C.

PRESENT:	Sylvia Pranger	Chair, South Coast Panel
	Michael Bose	Commissioner
	John Tomlinson	Commissioner
	Colin Fry	Staff
	Ron Wallace	Staff
	Jennifer Carson	Staff

For Consideration

Application: # YY- 37596
Applicant: Steve Moir
Proposal: Non-farm use to create a unique agritourism and accommodation business on the subject property.
Legal: PID: 011-251-204
Lot 1, District Lot 1512, Plan 21704
Location: Upper Squamish Valley Road, Brackendale

Site Inspection

A site inspection was conducted on September 18, 2007. Those in attendance were:

- Sylvia Pranger Chair, South Coast Panel
- Jennifer Carson Staff
- Steve Moir Applicant

Commissioner Pranger and Staff visited the subject property and met with the applicant Steve Moir to discuss the application. Mr. Moir discussed that of the 17 ha of the property he estimated that only 4 ha could be cultivated due to marshy conditions which are flooded during the rainy seasons. Presently the property is rented during the summer for a series of retreats of approximately 200 – 275 visitors per week, totaling approximately 2,000 visitors for the whole summer. Currently the visitors sleep in tents within an existing pasture. In order to continue to attract the business from the existing organizers of these retreats, cabins as well as a building that would provide as a meeting area/community centre would be required. These buildings would also permit other retreats which would allow the applicants to utilize the property year round.

The following activities currently exist onsite:

- Animal husbandry (sheep and llamas)
- Green house production of peppers
- Growing of vegetables
- Bee keeping
- Compost collection from nearby businesses and housing developments
- The produce grown on the property is sold to the caterers for the summer retreats as well as sold at local farmers markets.

In the future there are plans for converting the top floor of the barn into a greenhouse, planting fruit trees on the elevated areas, expanding the existing gardens, raising chickens, and the potential for expanding existing operations. The vision of the applicant and his business partners is to create a sustainable community for people to visit. Not

only will much of the food be grown onsite, but energy will be generated onsite for electricity and heat during the year for the proposed cabins, and would be sold back to the grid when there is excess.

In response to the concerns outlined in the staff report made available to the applicant with regards to filling and the creation of permanent dwellings on the property, it was proposed that piers would be used which would be screwed into the ground, thus easier to remove in the eventuality that they are no longer required, and that the fill required for the project would be taken from the property by enlarging an existing pond on the property. Also the applicant mentioned that in order to lessen the impact on the agricultural land, the proposed cabins would be situated on an elevated dyke (in a somewhat linear fashion as opposed to separate mounds which would take up more agricultural land. Commissioner Pranger asked whether the cabins could instead be located on the existing built footprint. Mr. Moir agreed that this could be a possibility. Mr. Moir also mentioned that the proposed location for the common meeting space was proposed for an area that had already been impacted by the placement of gravel for the driveway and parking lot.

Upon reviewing this information during the September 24, 2007 meeting, the Commissioners requested the following information:

1. a full site plan of what is being proposed, now that the cabins are proposed to be built together on a dyke-like structure. If possible, the applicant should accommodate Sylvia Pranger's request to build the cabins within the existing built environment, which would also function to reduce the impact on the neighbouring pasture. A sketch of this proposal would be sufficient.
2. Seeing that the definition of agritourism is based on temporary use please explain how this proposal could be seen as agritourism if it will be in use year round.
3. While the Commission understands that sustainability is a main focus of this application, the Commissioners also wish to understand the role of agriculture in this plan as this is the mandate which governs the Commission's decision making.

This information was provided to the satisfaction of the Commissioners.

Commissioner Eligible to Vote

Commissioners Tomlinson and Bose were not present at the site inspection. It was confirmed that a summary of the site inspection was provided thus establishing the Commissioners' eligibility to vote on the application.

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 agricultural capability of the soil of the subject property are:

Class 1 – Land in this class either has no or only very slight limitations that restrict its use for the production of common agricultural crops.

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

Subclass

M soil moisture deficiency

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. The Commissioners discussed that the applicants had provided all of the information requested of them and had made the changes suggested by both Commissioners and Commission Staff. The proposed cabins' foundations are such that they can easily be removed and the cabins were placed along the existing driveway and other existing disturbed areas to reduce the impact on the agricultural potential of the remainder of the property. Furthermore, the applicants already have permission to build 10 cabins at 1018 square feet without any specifications of where these cabins could be built. The Commission believes the proposal would 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 Pranger
SECONDED BY: Commissioner Tomlinson

THAT the application be allowed as proposed as per plan submitted on October 22, 2007 via email.

AND THAT the approval is subject to the following conditions:

- the construction of the buildings be in substantial compliance with the plan submitted on August 30, 2007 via email and in the site plan formation received October 22, 2007 via email
- 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 # 550/2007