



**Agricultural Land Commission**  
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July 14, 2008

Reply to the attention of Ron Wallace  
ALC File: Z-38114

Sunshine Coast Botanical Garden Society  
11269 Sunset Cove Road  
Halfmoon Bay, BC V0N1Y2

Attention: Lori Pickering

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

Please find attached the Minutes of Resolution #385/2008 outlining the Commission's decision as it relates to the above noted application. As agent, it is your responsibility to notify the owner accordingly.

Yours truly,

PROVINCIAL AGRICULTURAL LAND COMMISSION

Per: 

Erik Karlsen, Chair

cc: Amber Host, 87-11491 - 7th Avenue  
Richmond, BC V7E4J5  
District of Sechelt (3400-20-2008-01)

Enclosure: Minutes



MINUTES OF THE PROVINCIAL AGRICULTURAL LAND COMMISSION

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**A meeting was held by the Provincial Agricultural Land Commission on June 17, 2008 on the Sunshine Coast, B.C.**

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

**For Consideration**

Application: # Z- 38114  
 Applicant: Amber Host  
 Agent: Sunshine Coast Botanical Garden Society  
 Proposal: The Sunshine Coast Botanical Garden Society is proposing to purchase the subject property and construct a botanical garden.  
 Legal: PID: 015-861-732  
 District Lot 4309, New Westminster District Group 1  
 Location: 5941 Mason Road, Sechelt

**Site Inspection**

A site inspection was conducted on June 17, 2008. Those in attendance were:

- Erik Karlsen Chair, South Coast Panel
- Sylvia Pranger Chair, South Coast Panel
- Michael Bose Commissioner
- John Tomlinson Commissioner
- Terra Kaethler Staff
- Tony Pellett Staff
- Lori Pickering Applicant
- Paddy Wales Applicant
- Mary Blockberger Applicant

The Commissioners and Staff met with the applications and toured the subject property. It was noted that the majority of the property is relatively flat with good agricultural capability and that there is also a treed ravine with a stream running through a portion of the property. The property was mostly overgrown with trees, bushes and grass. It was apparent the property has been vacant for several years as most of the structures are aging and in some disrepair.

**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 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.
- Class 3 – Land in this class has limitations that require moderately intensive management practices or moderately restrict the range of crops, or both.
- Class 4 – Land in this class has limitations that require special management practices or severely restrict the range of crops, or both.
- Class 7 – Land in this class has no capability for arable or sustained natural grazing

#### Subclasses

- A soil moisture deficiency
- 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. It was felt the proposal for a botanical garden would not limit the property's agricultural potential but would in fact improve its soil capability for growing plants. It was felt too that the proposal would be well suited for the property and provide a benefit to the community. However, the Commission believes it would be appropriate for all structures associated with the facility to be limited to the footprint of the existing structures on the property. In addition, the Commission believes no fill should be permitted without the permission of the Commission. The Commission does not believe the proposal would negatively 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 the proposed botanical garden.
3. That the proposal will not impact agriculture.
4. That the proposal is consistent with the objective of the *Agricultural Land Commission Act* to preserve agricultural land.

#### **IT WAS**

**MOVED BY:** Commissioner Bose  
**SECONDED BY:** Commissioner Pranger

THAT the application be allowed subject to the following conditions:

- all structures associated with the facility must be limited to the footprint of the existing structures on the property.
- no fill is permitted to be placed on the property without the permission of the Commission.
- 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 # 385/2008**