



Agricultural Land Commission
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March 30, 2010

Reply to the attention of Ron Wallace
ALC File: 51550

Kirk Fisher
Lark Group
A-101 17802 – 66 Avenue
Surrey, BC V3S 7X1

Dear Sir:

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

Please find attached the Minutes of Resolution # **2344/2010** 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.

Other approvals may be necessary. Prior to proceeding, the Commission suggests you contact your Local Government.

Yours truly,

PROVINCIAL AGRICULTURAL LAND COMMISSION

Per:

A handwritten signature in purple ink, appearing to read 'Erik Karlsen', is written over a light blue horizontal line.

Erik Karlsen, Chair

Enclosure: Minutes/Sketch Plan

cc: City of Surrey (Attention: Christopher Atkins), Planning Department
BC Assessment, Surrey



A meeting was held by the Provincial Agricultural Land Commission on March 25, 2010 in Langley, B.C.

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

For Consideration

Application: 51550
 Applicant: Czorny Alzheimer Centre Society
 Agent: Lark Group
 Proposal: To develop the second phase of an Alzheimer Centre as outlined in the proposal.
 Legal: Lot 8 Except: Firstly, Parcel "A" (Explanatory Plan 12317), Secondly, Part on Plan BCP 18454 Section 18 Township 8 New Westminster District Plan 2611
 Location: 6518 – 168 Street, Surrey

Site Inspection

A site inspection was conducted on March 24, 2010. Those in attendance were:

- Sylvia Pranger Chair, South Coast Panel
- Michael Bose Commissioner
- John Tomlinson Commissioner
- Tony Pellett Staff

The Commissioners and staff drove by and viewed the subject property. It was observed that phase one of the facility is constructed and operational.

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

The Commission supports the proposed development of the second phase of the Czorny Alzheimer Centre as submitted on the grounds that the first phase did not create agricultural conflicts as originally feared and the second phase is in a location which does not adjoin active agriculture.

IT WAS

MOVED BY: Commissioner Bose
SECONDED BY: Commissioner Pranger

THAT the application be allowed as submitted subject to the following conditions:

- the non-farm use is 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. This includes zoning, subdivision, or other land use bylaws, and decisions of any authorities that have jurisdiction under an enactment.

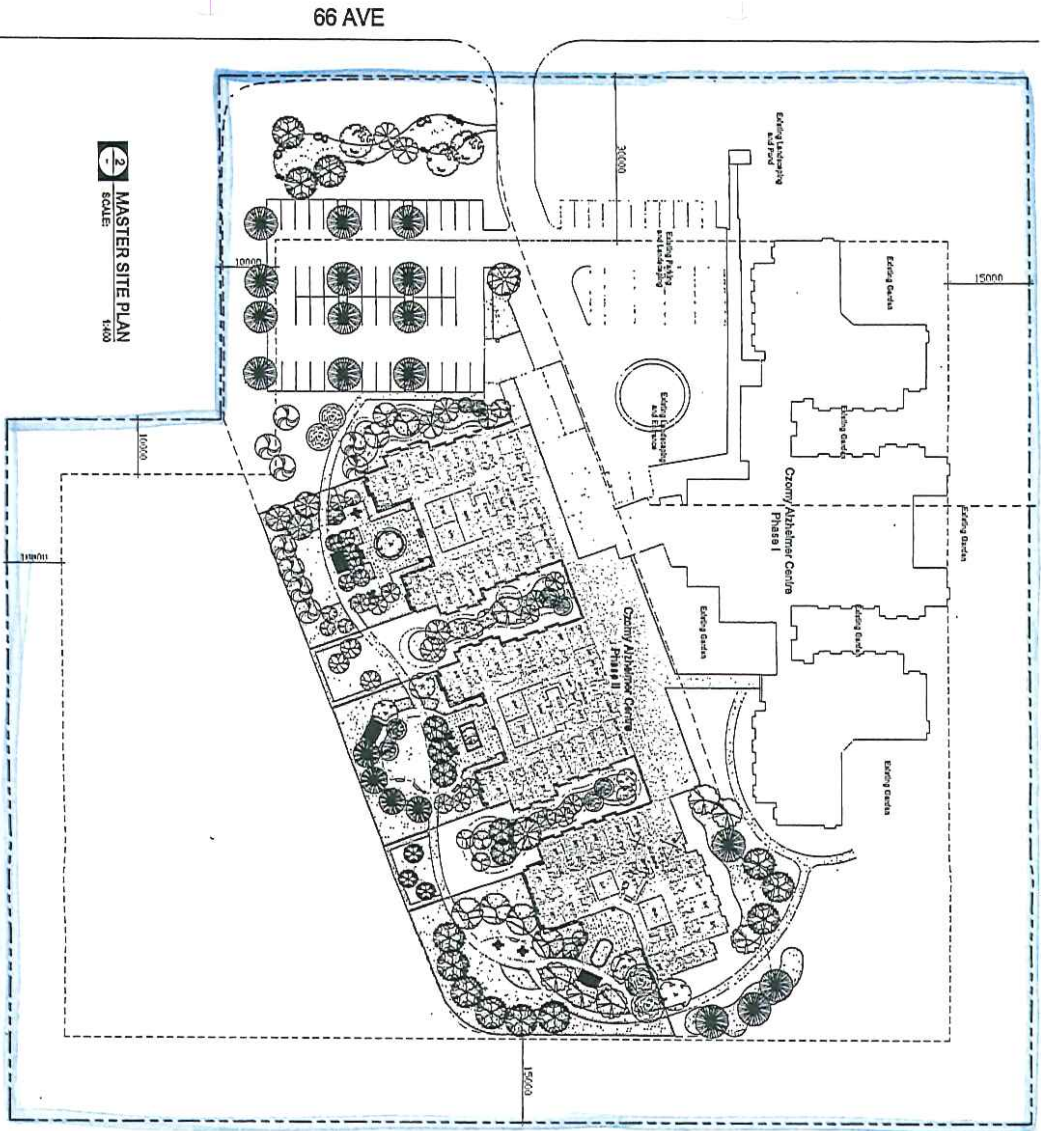
CARRIED

Resolution # 2344/2010

Commissioner Tomlinson wished to be recorded as opposed to the proposed use on the grounds that hospitals are not an appropriate use of ALR land and other options were available for this facility.

Czorny Alzheimer Centre-Phase II - Landscape Development:

Project: Czorny Alzheimer Centre
Client/Owner: Lark Group
Architect: Site First Architects Inc.
Landscape Architect: van der Zalm & associates Inc.



Provincial Agricultural Land Commission
 Application #51550
 Resolution #2344/2010

Subject property

Approved for Phase 2 Use in the ALR

				<p>DATE: MAY 05/10 TIME: 10:00 AM DRAWN BY: J.B. CHECKED BY: M.V. APPROVED BY: M.V. SCALE: 1:400</p>	
<p>PROJECT: Czorny Alzheimer Centre Phase II</p>		<p>LOCATION: 16850 66 Avenue Surrey, B.C.</p>		<p>DATE: MAY 05/10</p>	
<p>DRAWING NO. L01</p>		<p>PROJECT NO. DP 2009-09</p>		<p>DRAWING TITLE COVER SHEET</p>	