



# Provincial Agricultural Land Commission - Staff Report

## Application: 52557

**Applicant:** Satnam Education Society of British Columbia  
**Agent:** Graham Farstad  
**Local Government:** Fraser Valley

**Proposal:** To amend an existing, approved non-farm use -a drug and alcohol rehabilitation centre, on adjoining 2 ha and 62.7 ha parcels. The proposed non farm uses are a summer children's camp, and a small, year round school (that will use only one or two of the existing structures).

## BACKGROUND INFORMATION

The Commission allowed the expansion of the existing drug and alcohol treatment facility to 172 beds in 1998 (Res. 830/98). The facility predated the establishment of the ALR.

## PROPERTY INFORMATION

**PID:** 013-423-738  
**Legal Description:** North West Quarter Section 36 Township 18 Except Parcel "A" (Explanatory Plan 8404) New Westminster District  
**Property Area:** 62.7 ha  
**ALR Area:** 62.7 ha  
**Purchase Date:** July 25, 2011  
**Location:** 14042 and 14100 Stake Lake Road, Hatzic Valley  
**Owner:** Satnam Education Society of British Columbia

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**PID:** 013-423-711  
**Legal Description:** Parcel "A" (Explanatory Plan 8404) North West Quarter Section 36 Township 18 New Westminster District  
**Property Area:** 2.0 ha  
**ALR Area:** 2.0 ha  
**Purchase Date:** July 25, 2011  
**Location:** 14042 and 14100 Stake Lake Road, Hatzic Valley  
**Owner:**

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**Total Land Area:** 64.7 ha  
**Total ALR Area:** 64.7 ha

## LAND USE

### Current Land Use:

Ten structures consisting of administration buildings, dormitories, assembly buildings and other support structures.

### Surrounding Land Uses:

North: Forested non ALR  
East: 4 ha rural residential lots, mostly forested - in the ALR  
South: 4 ha rural residential lots in the ALR  
West: Large 64 ha forested ALR parcel.

## PROPOSAL DETAILS

**Non- Farm Use Area:** 64.7 ha

**Non- Farm Use Type:** Civic/Institutional: Schools & Universities

**Agricultural Capability:**

The majority of the area under application is rated as: Prime

**Source:** BCLI

**Mapsheet:** 92G8/b

## PREVIOUS APPLICATIONS

**Application ID:** 12284

**Legacy #:** 32340

**Applicant:** Salvation Army of Canada

**Proposal:** Expansion and reconstruction of an existing mens rehabilitation facility (Salvation Army's Miracle Valley Ranch). The SA currently licensed for 200 bed facility, but has chosen to develop 174 beds. See file for details.

**Decision:**

Resolution #	Decision Date	Decision Description
830/1998	November 23, 1998	Conditionally allowed the application to upgrade the Miracle Valley Treatment Facility. This approval includes the relocation and construction of new dormitories and other associated facilities as per drawings submitted with the application, the legalisation of the status of the dining hall and the rezoning of the 21 ha portion of the property required for the treatment facility to P-3. This approval is subject to the condition that a buffer of natural trees and understory vegetation be retained along the south boundary of the area approved for rezoning. This approval gives the Fraser Valley Regional District the authority to approval any future treatment centre expansions within the rezoned area without reference to the ALC.

## LOCAL GOVERNMENT INFORMATION

**Official Community Plan:**

**Bylaw Name:** Bylaw #0999, 2010

**Designation:** Agricultural (AG)

**OCP Compliance:** No

**Zoning:**

**Zoning Bylaw Name:** Bylaw #559-1992

**Zoning Designation:** P-3 Personal Care Institutional

**Minimum Lot Size:** 4.0 ha

**Zoning Compliance:** No

**Comments and Recommendations:**

**Agricultural Advisory Committee**

The FVRD Agricultural Advisory Committee supported the application.

**Board/Council**

The Fraser Valley Regional District Board forwarded the application with a recommendation of support.

## ALC STAFF COMMENTS

Staff suggest that the application be allowed as proposed on the grounds the proposed school and camp uses will occupy existing structures.

The Regional District is proposing amended zoning on the 25 ha portions of the properties that are zoned P3. The proposed zoning is P1 which permits schools/camps. Staff has no objection to the proposed bylaw amendments.

## **ATTACHMENTS**

52557 sketch plan.pdf  
52557\_ContextMap50k.pdf  
52557\_AirphotoMap20k.pdf

## **END OF REPORT**

**Prepared by:** Martin Collins, February 8, 2012