



Agricultural Land Commission
133-4940 Canada Way
Burnaby, British Columbia V5G 4K6
Tel: 604 660-7000
Fax: 604 660-7033
www.alc.gov.bc.ca

June 23, 2015

ALC File: 53962

Saeed Jhatam
309-688 Fairchild Road
Vancouver, BC V5Z 4P7

Dear Mr. Jhatam:

Re: Application to Conduct a Non-Farm Use on Land within the Agricultural Land Reserve (ALR)

Please find attached the Minutes of Resolution #179/2015 as it relates to the above noted application. As agent, it is your responsibility to notify your client accordingly. The Commission has also attached a Sketch Plan depicting the decision.

Other approvals may be necessary. Prior to proceeding, the Commission suggests you contact the City of Richmond.

Further correspondence with respect to this application is to be directed to Eamonn Watson at Eamonn.Watson@gov.bc.ca.

Yours truly,

PROVINCIAL AGRICULTURAL LAND COMMISSION

Per:

A handwritten signature in black ink, appearing to read 'K. Fry', is written over a light blue horizontal line. The signature is fluid and cursive.

Colin J. Fry, Chief Tribunal Officer

Enclosures: Minutes of Resolution #179/2015
Sketch Plan

cc: City of Richmond – Attention: Minhee Park (File: 12-8080-12-01)
6911 No. 3 Road, Richmond, BC V6Y 2C1

53962d1



Minutes of a meeting held by the Provincial Agricultural Land Commission (the "Commission") on June 23, 2015 at the offices of the Commission located at #133 – 4940 Canada Way, Burnaby, BC.

FOR CONSIDERATION

- Application: 53962
- Applicant: British Columbia Muslim Association
- Agent: Saeed Jhatam, Urbanicity Architecture
- Proposal: To expand the footprint of the existing mosque on the subject property by approximately 277.5 m² and to create additional parking.
(Submitted pursuant to section 20(3) of the Agricultural Land Commission Act)
- Legal: PID: 011-053-569
Lot 5, Except: Part Subdivided by Plan 33568; Block "A", Section 19, Block 4 North, Range 5 West, New Westminster District, Plan 4090
- Location: 12300 Blundell Road, Richmond
- Background: The subject property has been used for mosque and school related purposes since the 1970s. Due to the extent of buildings, parking and driveways, there is little potential for farm development on the subject property. By way of a previous application (Application ID 12634, Legacy File 05526) the Commission approved the construction of a mosque on the subject property with conditions. There were also two additional decisions of the Commission approving development of the subject property. In addition, the application seeks approval for six existing buildings related to the mosque and school on the subject property that were not clearly approved previously by the Commission. The City of Richmond is supportive of the application, and the City of Richmond's Agricultural Advisory Committee had no objections.
- Attachments: Previous Commission Decisions with respect to the subject property:
1. Commission Resolution #7942/1978
 2. Commission Resolution #10824/1979
 3. Commission Resolution #903/1986

DELEGATION OF DECISION-MAKING TO THE CHIEF EXECUTIVE OFFICER (CEO)

On June 27, 2011 the Commission delegated decision-making to the CEO by Resolution #016N-2011 (File: 140-60/ALC/CEO/APPL). In accordance with section 27 of the *Agricultural Land Commission Act* the Commission has specified that the following applications may be decided by the CEO.

Criterion 14

Exclusion, subdivision, non-farm use and inclusion applications that are not consistent with any of the existing approved criteria (Criteria 1 - 13) but nonetheless are minor in nature, and in the opinion of the CEO the interests of the Commission would be unaffected by an approval of the application.

DECISION:

After reviewing the entire file material, I, Brian Underhill, Deputy Chief Executive Officer of the Commission, am satisfied that the proposal is consistent with Criterion # 14 of Resolution #016N/2011 and approve the application on behalf of the Commission.

Approval is subject to the following condition:

- The expansion of the mosque and use of the property must be in substantial compliance with the plans and information submitted with the application.

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.

RESOLUTION # 179/2015

I CERTIFY THAT THIS IS A TRUE RECORD OF THE DECISION



Brian Underhill, Deputy Chief Executive Officer

Minutes of the Provincial Agricultural Land Commission

Meeting held at the B.C. Agricultural Land Commission Office, 4333 Ledger Avenue, Burnaby, B.C., on the 13th day of January, 1978.

Present: G.G. Runka Chairman
 C.F. Cornwall Commissioner
 A. Claridge Commissioner
 R.I. Kerr Commissioner
 S. Singh Commissioner

An application from the B.C. Muslim Association under Section 11(4) of the Agricultural Land Commission Act was considered for the property described as Lot 5, Blk. A, N.1/2, Blk.4N, Range 5 W, Plan 4090, N.W.D. and Lot 17, Section 19, Blk. 4N, Range 5W, Plan 33568, N.W.D., (more particularly shown on plans submitted to the Commission) with Application #114-0-77-05526 requesting permission to use the property as an Islamic Centre which would include the construction of a Mosque (including teaching areas plus several recreational facilities such as a swimming pool, tennis courts, picnic area, and playing field. The proposal is outlined in detail in a report by Arthur Erickson Architects. In addition is a report from Canadian Bio Resources Consultants Ltd. was submitted on the agricultural aspects of the proposal.

It was noted the Greater Vancouver Regional District refused the application. The Municipality of Richmond approved the application.

The Commission visited the site on January 12, 1978.

IT WAS

MOVED BY: Commissioner Claridge

SECONDED BY: Commissioner Cornwall

7942/78

TO refuse the application as submitted but allow the construction of a masque as per the plans submitted with the application. In addition, the Commission also stated that they would have no objection to:

- (1) the construction of a parking area to the north of the masque as per the landscape plan submitted;
 - (2) the two existing homes remaining on the property; and
 - (3) landscaping of the property;
- No community recreation facilities or uses are acceptable.

Carried.

RECONSIDERATION

Resolution #10824/79
Application #114-0-77-05526

Minutes of the Provincial Agricultural Land Commission

Meeting held at the B.C. Agricultural Land Commission Office, 4333
Ledger Avenue, Burnaby, B.C. on the 22nd day of March, 1979.

Present:	A. C. Kinnear	Chairman
	G. G. Runka	Commissioner
	C.F.Cornwall	Commissioner
	J. Rogers	Commissioner

The Commission received a request from the Municipality of Richmond to consider new plans for an application under Section 11(4) of the Agricultural Land Commission Act for the property described as Lot 5, Block A, North 1/2 Block 4 North, Range 5 west, Plan 4090, N.W.D. and Lot 17, Section 19, Block 4 North, Range 5 West, Plan 33568, N.W.D. The Commission had approved the construction of a mosque subject to several conditions in January of 1978.

The new plans called for a somewhat different design and an additional 3600 sq. feet of building space.

IT WAS

MOVED BY:	Commissioner Cornwall
SECONDED BY:	Commissioner Runka

10824/79

To state that there is no objection to the newly proposed plans by Aleksandar Resanovic as received by the Commission on the 21st March 1979.

Carried.

RECONSIDERATION

Resolution # 903/86
Application # 114-0-77-05526

Minutes of the Provincial Agricultural Land Commission

Meeting held at the B.C. Agricultural Land Commission Office, 4940 Canada Way, Burnaby, British Columbia on the 14th day of August 1986.

Present:	A. Claridge	Acting Chairman
	I. D. Paton	Commissioner
	J. Collins	Commissioner
	J. Lauder	Commissioner

The Commission received a request from the B.C. Muslim Association dated July 30, 1986 to reconsider an application under Section 20(1) of the Agricultural Land Commission Act for the property described as Lot 5 of Block A, Section 19, Block 4 North, Range 5 West, Plan 4090, except Plan 33568, N.W.D.

The request is to formally approve the use of portable classroom units as a temporary teaching facility on the above property. The units were moved onto the site in September 1985 without approval of the Commission. The applicants have now approach Richmond's building department for a permit to reconstruct within the units and turn an area designated as gymnasium into 2 more classrooms.

The Commission reviewed all of the file material and noted that it has approved a mosque development which among other uses, includes classrooms. The applicant advises that that portion of the development has not proceeded as yet and as such the portable units are seen as a temporary situation.

IT WAS

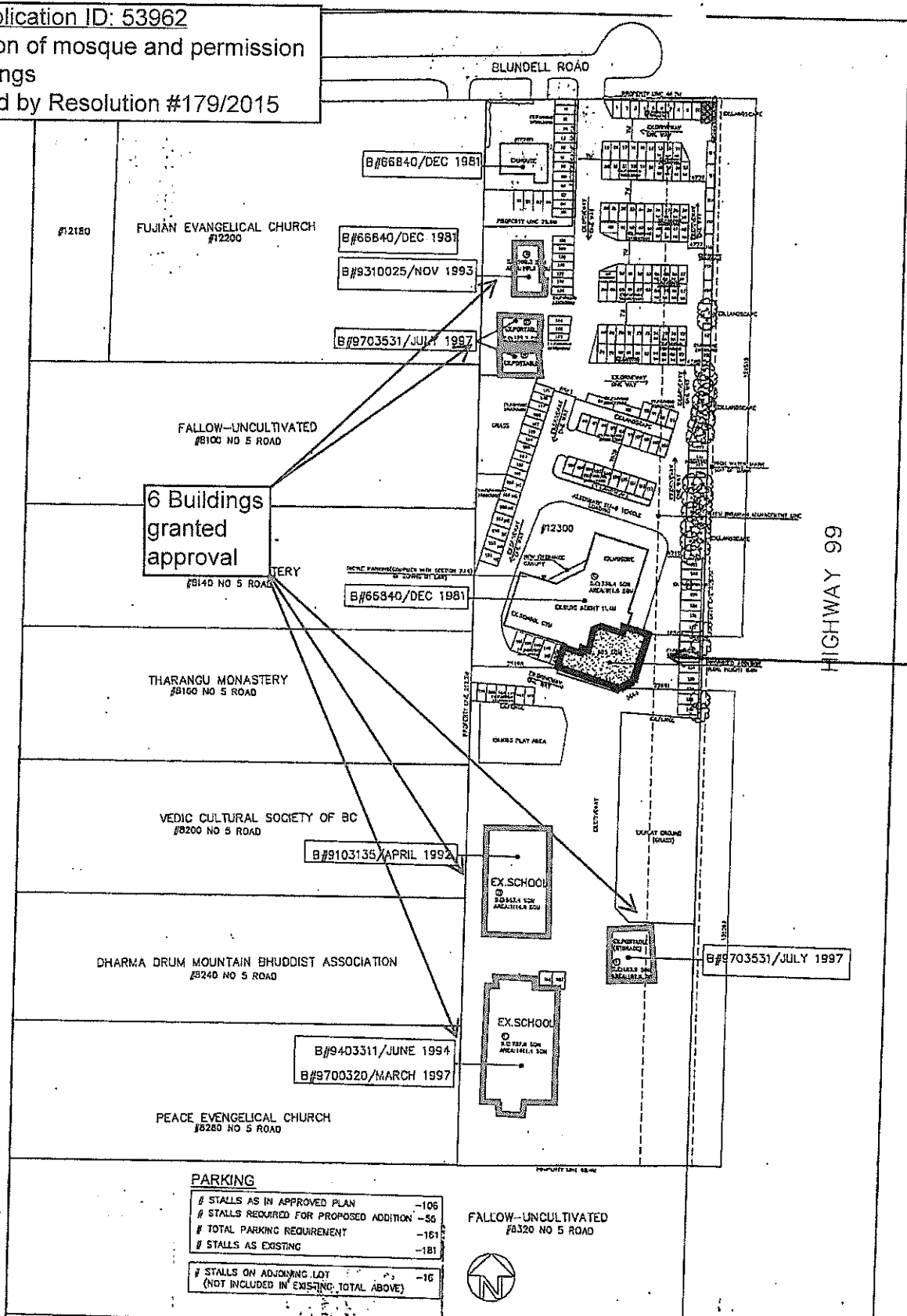
MOVED BY: Commissioner I. Paton
SECONDED BY: Commissioner J. Collins

903/86

That the request for the temporary use of the portable classroom units be allowed.

Carried.

ALC Application ID: 53962
 Expansion of mosque and permission
 for buildings
 Approved by Resolution #179/2015



6 Buildings
 granted
 approval

Approved
 expansion
 area

PARKING

# STALLS AS IN APPROVED PLAN	-106
# STALLS REQUIRED FOR PROPOSED ADDITION	-56
# TOTAL PARKING REQUIREMENT	-161
# STALLS AS EXISTING	-181
# STALLS ON ADJOINING LOT (NOT INCLUDED IN EXISTING TOTAL ABOVE)	-16

URBANICITY ARCHITECTURE <small>4305-486 FARCHILD ROAD, VANCOUVER BC, V5Z 4P7 TEL: (778) 646-1556 e-mail: urbanity@shaw.ca</small>	CLIENT:	THE BC MUSLIM ASSOCIATION		
	DATE:	OCTOBER 2014		
	SCALE:	1:1000		
	DRAWN BY:	N.B		
	CHECKED BY:	S.J		
DRAWING TITLE:		SITE PLAN		
REV NO:	PROJECT NO:	DRAWING NO:		
		A1		