



Agricultural Land Commission
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Burnaby, British Columbia V5G 4K6
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www.alc.gov.bc.ca

September 7, 2005

Reply to the attention of Gordon Bednard

Burton & Dieter Claus
C/o 24169 Dewdney Trunk Road, MR
Maple Ridge, BC V3E 3H3

Dear Sir/Madam:

Re: Application # O-36007
Lot 4, Section 22, Township 12, New Westminster District, Plan 3118

The Provincial Agricultural Land Commission (the "Commission") has now concluded its review of your application to subdivide 0.8 ha off the above noted property and use this portion for private school purposes. The application was submitted pursuant to section 21(2) of the *Agricultural Land Commission Act* (the "ALCA").

The Commission writes to advise that it approved your application subject to:

- the 0.8 ha subdivision being consolidated with the adjacent school property as shown of the attached plan.
- compliance 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. The Commission suggests you contact the District of Maple Ridge at your earliest convenience.

The decision noted above is recorded as Resolution **#464/2005**.

Please send two (2) paper prints of the final survey plans to this office well in advance of commencing registration at the Land Titles Office. When the Commission confirms that the subdivision plan is acceptable and verifies that all conditions of approval have been met it will authorize the Registrar of Land Titles to accept the application for deposit of the plan. Please quote your application number in any future correspondence.

Yours truly,

PROVINCIAL AGRICULTURAL LAND COMMISSION

Per:

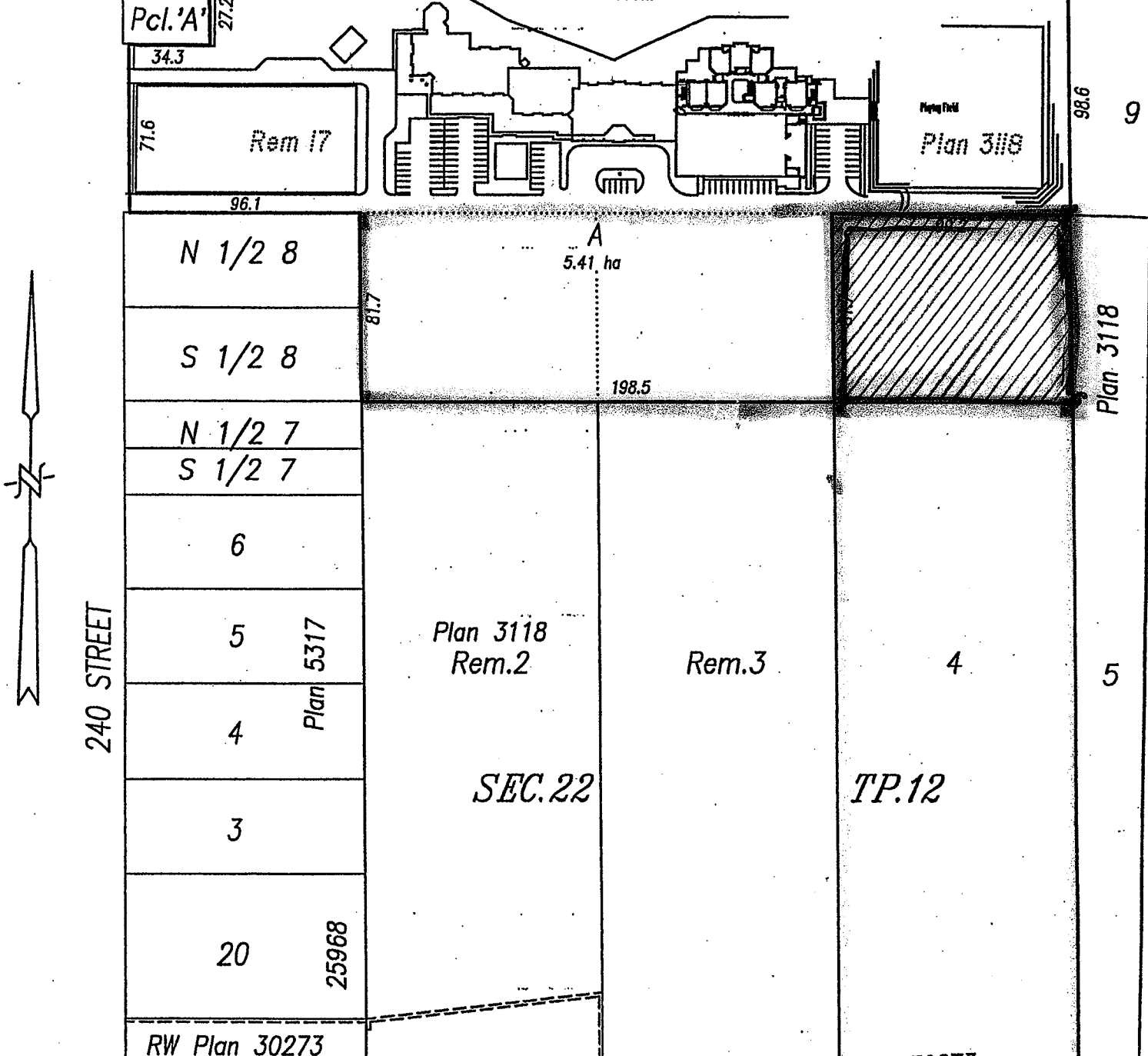
Erik Karlsen, Chair

cc: District of Maple Ridge – AL/012/05
Approving Officer, Ministry of Transportation, Abbotsford
BC Assessment, Abbotsford
Meadowridge School Society, 12224 – 240th Street, Maple Ridge, BC – V4R 1N1




GB/dy/enc/
36007d1

PROPOSED SUBDIVISION - MEADOW-RIDGE SCHOOL

Scale 1:2500



Provincial Agricultural Land Commission
 Application: O-36007
 Resolution #464/2005

-  Subject property.
-  0.8 ha area approved for subdivision.
-  Lots to be consolidated

DNEY TRUNK RD.

MINUTES OF THE PROVINCIAL AGRICULTURAL LAND COMMISSION

Minutes of a meeting held by the Provincial Agricultural Land Commission (the “Commission”) on August 4, 2005 in Chilliwack, BC

PRESENT: Peter Dhillon Chair
 Carol Paulson Commissioner
 Walter Dyck Commissioner
 Erik Karlsen Commissioner

STAFF: Colin Fry, Director of Regional Operations
 Tony Pellett, Planner

For Consideration

Colin Fry presented the staff report dated July 21, 2005 regarding application #O- 36007 Burton and Dieter Claus. The application is to subdivide and use a 0.8 ha portion of the subject property for private school purposes. The land would be consolidated with the existing school property to the west and north, and be used for playing fields within the ALR.

Site Inspection

A site inspection was conducted on July 28, 2005. Those in attendance were:

- Commissioner Paulson
- Agricultural Land Commission Staff: Gordon Bednard, Regional Research Officer and Tony Pellett, Planner
- Agents for the applicant: Don Hincks, business Manager and Hugh Burke, Headmaster.

The applicants advised a further application will be coming regarding the use of the consolidated parcel. For now, the land being acquired by Hydro will be left in its natural state.

The site inspection lasted from 3:45 p.m. to 4:15 p.m.

Commissioner Eligible to Vote

Commissioner Dyck was not present at the site inspection and confirms that he is eligible to vote on the application as he was given a summary of the site inspection.

Commission Discussion

The application was approved subject to consolidation of the area being acquired from BC Hydro with the rest of the school site.

IT WAS MOVED BY: Commissioner Paulson
SECONDED BY: Commissioner Dyck

THAT the staff report be received and the application to subdivide and use the 0.8 ha portion of the subject property for private school purposes be approved subject to consolidation of the area being acquired from BC Hydro with the rest of the school site.

This approval is subject to compliance with any other enactment, legislation or decision of any agency having jurisdiction.

CARRIED



Staff Report
Application # O – 36007
Applicant: Burton & Dieter Claus
Agent: Meadowridge School Society

DATE PREPARED: July 21, 2005

TO: Chair and Commissioners – South Coast Panel

FROM: Gordon Bednard, Regional Research Officer

PROPOSAL: To subdivide and use a 0.8 ha portion of the subject property for private school purposes. The land would be consolidated with the existing school property to the west and north, and be used for playing fields within the ALR.

This application is made pursuant to section 20(3) and 21(2) of the *Agricultural Land Commission Act*.

BACKGROUND INFORMATION:

This property has been the subject of a recent approval by the Commission for a BC Hydro substation on the south 1.5 ha of the property. Present development plans for the school, which include the proposed play-fields for the subject area, also include the provision for school buildings and other infrastructure on areas adjacent which were approved for play-fields. The Commission should seek clarification from the applicants regarding future school development plans given that present planning is inconsistent with previous plans and approvals by the Commission. The Commission should also confirm that buffering conditions as required in previous applications have been met and maintained.

Local Government:

Corporation of the District of Maple Ridge

Legal Description of Property:

PID: 011-037-547
Lot 4, Section 22, Township 12, New Westminster District, Plan 3118;

Purchase Date:
(option to purchase)

Location of Property:

24169 Dewdney Trunk Road, Maple Ridge

Size of Property:

4.0 ha (The entire property is in the ALR).

ALR Area under application:

0.8 ha

Present use of the Property:

Area under application is unused. Residence on portion of property to south of subject lands.

Surrounding Land Uses:

WEST: School (NW), rural residences (W) both in ALR
SOUTH: 2-4 ha rural residential and hobby farm lots in ALR
EAST: 4 ha rural residential and hobby farm lots, in ALR
NORTH: Meadow Ridge private school, in ALR

Agricultural Capability:

Data Source: Agricultural Capability Map # 92G/2h
The majority of the property is identified as having Prime Dominant ratings of class 2 and 3.

Official Community Plan and Designation:

Agriculture

Zoning Bylaw and Designation:

RS-3
0.8 ha MLS

PREVIOUS APPLICATIONS:

Application #35892-0

Applicant: BC Hydro
Decision Date: March 30, 2005
Proposal: To use the subject 1.9 ha property for the construction and operation of an electrical substation.
Decision: Allow as presented - community interests

RELEVANT APPLICATIONS: North

Application #24275-0

Applicant: Vroom, H&A
Decision Date: April 1990
Proposal: Construct a school
Decision: Allowed with buffering

West

Application #33706-0

Applicant: Bell, Douglas & Cheryl
Decision Date: June 28, 2001
Proposal: To subdivide an approximately 0.8 hectare lot from the property to be consolidated with the school (on a 1.6 ha. property) to the north. The 0.8 ha. portion would be used for school purposes.
Decision: The Commission approved the subdivision/consolidation and non farm use proposal as presented.

LOCAL GOVERNMENT RECOMMENDATIONS/COMMENTS:

Forwarded with recommendation that agricultural capabilities of the subject lands be protected by the Commission.

STAFF COMMENTS:

Staff recommends meeting with the applicant to clarify the proposed uses of the site and the future plans for the school as a whole. Staff is concerned that this (and adjacent approved playground lands) should not be used for other school uses (buildings etc) as these uses would be irreversible.

If the Commission is inclined to agree to the proposal, buffering should be considered along the ALR interface and consolidation of the lands should also be required.

END OF REPORT

Signature

Date