



**Agricultural Land Commission**  
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Burnaby, British Columbia V5G 4K6  
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February 23, 2006

Reply to the attention of Gordon Bednard

Meadow Ridge School Society  
12224 - 240th Street  
Maple Ridge, BC V4R 1N1

Dear Sir/Madam:

Re: **Application # O-36437**  
**Lot A, Section 22, Township 12, New Westminster District, Plan BCP580**

The Provincial Agricultural Land Commission (the "Commission") has now concluded its review of your application to use the subject property, and other properties owned by the school, for expansion of the existing school by the addition of a high school (grades 11 and 12), with new classrooms, parking, driveways and a sports field. The application was submitted pursuant to section 20(3) of the *Agricultural Land Commission Act* (the "ALCA").

The Commission wishes to thank Hugh Burke and other school representatives for taking the time to meet with the Commission on February 1, 2006 at the property. The Commission found the meeting and site visit informative.

The Commission writes to advise that it approved your application and would allow the expansion of school facilities as presented for enrollment of up to 600 students subject to:

- the use being restricted to the development plan as attached;
- the construction of a fence, and the planting of a vegetative buffer, along the boundaries of the school properties where they abut other ALR lands. This construction must be prior or concurrent with construction of the school expansion and the form and design of the fence and vegetative buffer must be approved by the Commission prior to the commencement of construction. Please access the Commission's website under the heading "publications" for suggested landscape buffer guidelines.
- a clear understanding by the school that any expansion or change in use beyond what has been approved would require review and approval by the Commission by way of a new application;
- 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.

Page 2 - #36437

The decision noted above is recorded as Resolution # **39/2006**. Please quote your application number in any future correspondence.

Yours truly,

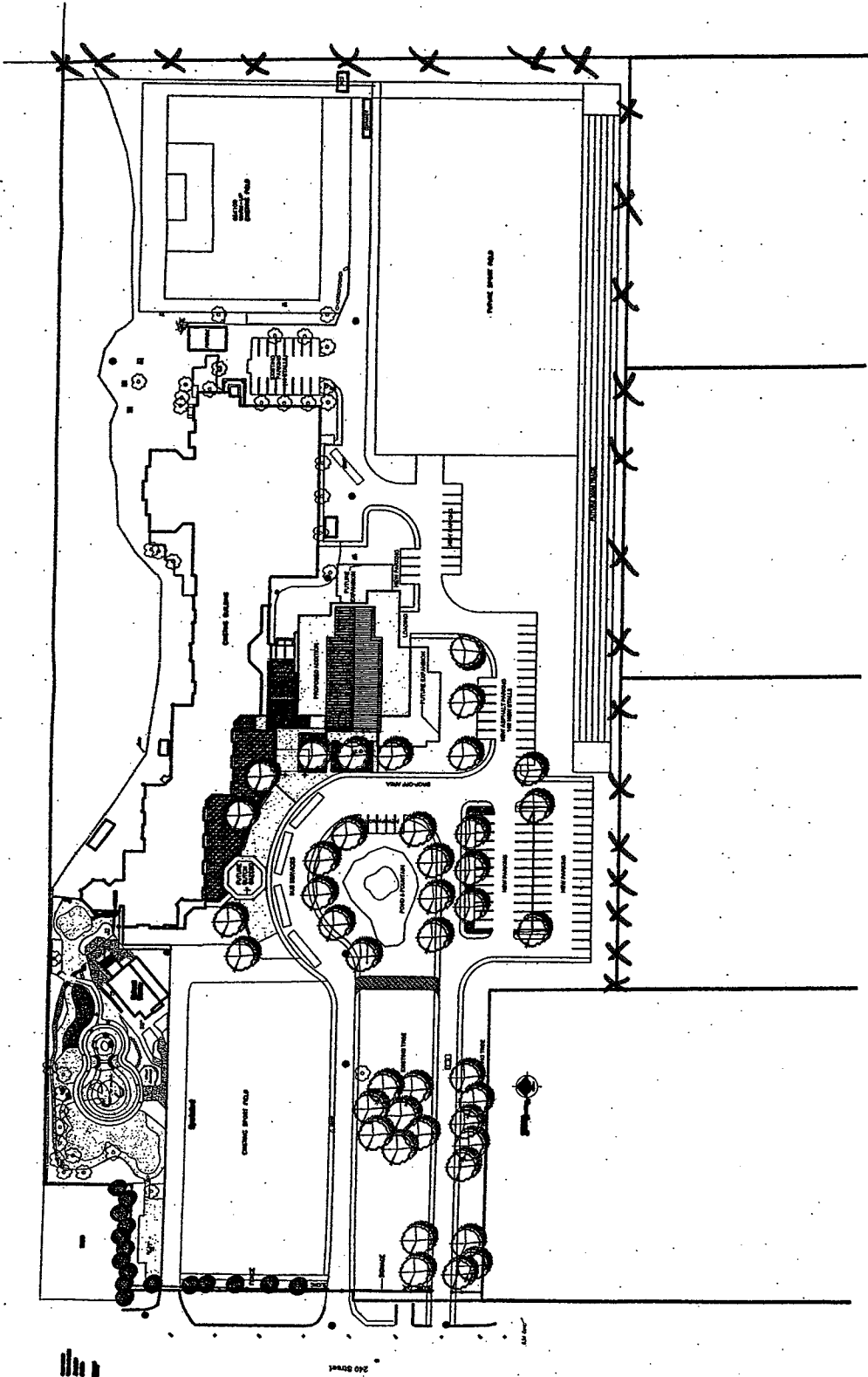
PROVINCIAL AGRICULTURAL LAND COMMISSION

Per:

Erik Karlsen, Chair

cc: District of Maple Ridge - Attn: Diana Hall (# 3060-20/ALRA-1)

GB/lv/Encl.  
36437d1



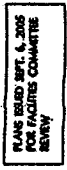
MEADOWRIDGE INDEPENDENT SCHOOL  
 MAPLE RIDGE, B.C.  
 AUGUST 2006

PROPOSED SITE PLAN

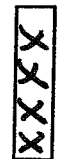
Provincial Agricultural Land Commission

Application: O-36437

Resolution # 39/2006



Approved development plan



Location of buffer vegetation and fencing

**MINUTES OF THE PROVINCIAL AGRICULTURAL LAND COMMISSION**

Minutes of a meeting held by the Provincial Agricultural Land Commission (the "Commission") on February 2, 2006 at Langley, B.C.

**PRESENT:** Carol Paulson Commissioner  
Walter Dyck Commissioner

**ABSENT:** Peter Dhillon Chair

**STAFF:** Gordon Bednard, Regional Research Officer  
Tony Pellett, Planner

**For Consideration**

Gordon Bednard presented his staff report dated January 18, 2006 regarding application #O- 36437. Mr. Hugh Burke confirmed that he received the staff report and did not identify any errors.

**Site Inspection**

A site inspection was conducted on February 1, 2006. Those in attendance were:

- Commissioners Paulson & Dyck
- Agricultural Land Commission Staff: Gordon Bednard, Regional Research Officer and Tony Pellett, Planner
- Hugh Burke

The Commission discussed the application and viewed the area under application with Hugh Burke and other representatives from the school.

**Commission Discussion**

The Commission considered that based on previous decisions to allow school use of the subject lands, and the intent of the school to cap its enrollment at less than 600 students, the minor expansion of the school buildings, and the provision of new access routes and parking areas onto the area formerly allowed for playing fields, would not significantly increase any negative impact the school would have on neighbouring ALR lands.

**IT WAS**

**MOVED BY:** Commissioner Walter Dyck

**SECONDED BY:** Commissioner Carol Paulson

THAT the staff report be received and the application be approved. The Commission would have no objection to the school construction as proposed facilitating enrollment of up to 600 students. This approval is subject to the construction and maintenance of fencing and vegetative buffering on the boundaries of the school which border ALR lands. As well, it must be clearly understood by the school that any additional construction, or proposed use of additional properties for school purposes, must be referred back to the Commission by way of a new application.

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

CARRIED



**Staff Report**  
**Application # O – 36437**  
**Applicant: Meadow Ridge School Society (Don Hincks)**

**DATE PREPARED:** January 18, 2006

**TO:** Chair and Commissioners – South Coast Panel

**FROM:** Gordon Bednard, Regional Research Officer

**PROPOSAL:** To use a portion of the subject properties for expansion of the existing school. The application proposes to add a high school (grades 11 and 12), with new classrooms, parking, driveways and a sports field to the area under application.

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

**BACKGROUND INFORMATION:**

When viewing the property in the context of application # 36007 (Hydro) the Commission noted that development plans for the school included construction of a high school and parking on the area previously allowed only for playing fields (lands to the south of the school). At that time the Commission confirmed to the school representatives that there was to be no use of those properties contrary to the allowed use (playing fields) without the approval of the Commission by way of a new application. Thus we have the present application.

**Local Government:**

Corporation of the District of Maple Ridge

**Legal Description of Property:**

PID: 025-459-520

Lot A, Section 22, Township 12, New Westminster District, Plan BCP580

**Purchase Date (m/d/y):**

08/01/2002

**Location of Property:**

12224 - 240th street, Maple Ridge

**Size of Property:**

1.6 ha under application

**Present use of the Property:**

north portion of property - independent school (K-10) (approved by ALC)  
south portion of property (recently acquired areas) - vacant (approved for sports fields)

**Surrounding Land Uses:**

**WEST:** Small rural properties outside the ALR along 240 St with non-ALR beyond  
**SOUTH:** Property remainders - rural residential and hydro substation in ALR  
**EAST:** Rural residential and hobby farm in the ALR  
**NORTH:** Farm (large greenhouse) and rural residential within the ALR

**Agricultural Capability:**

Data Source: Agricultural Capability Map # 92G/2 and C-44  
The majority of the property is identified as having Prime Dominant ratings of Class 3.

**Official Community Plan and Designation:**

Agriculture and School

**Zoning Bylaw and Designation:**

RS -3 One Family Rural Residential and  
P-1 Park and School

0.8 and 2 ha MLS

**PREVIOUS APPLICATIONS:**

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**Application #24275-0**

**Applicant:** Vroom, H&A  
**Decision Date:** May 1990  
**Proposal:** Development of an independent school (K-10)  
**Decision:** Allowed subject to fencing of site.

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**Application #33706-0**

**Applicant:** Bell, Douglas & Cheryl  
**Decision Date:** June 28, 2001  
**Proposal:** To subdivide an approximately 1.6 hectares from 2 properties to be consolidated with the school (on a 3 ha. property) to the north. The 1.6 ha portion would be used for playing fields and a tennis court.  
**Decision:** The Commission approved the subdivision/consolidation and non farm use proposal as presented.

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**Application #36007-0**

**Applicant:** Claus, Burton & Dieter  
**Decision Date:** August 04, 2005  
**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.  
**Decision:** Approve subdivision subject to consolidation of the area being acquired from BC Hydro.

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**LOCAL GOVERNMENT RECOMMENDATIONS/COMMENTS:**

Authorized to proceed to the Commission

**STAFF COMMENTS:**

While this is only an incremental increase in the size of the school (465-520 students), the question must be asked as to when such increases will end and when will the site be too small for an expanding facility. It can be anticipated that with the expansion of the size and scope of the school, additions to the grounds will be necessary which will involve more applications for non-farm use and the shrinkage of potential farm use in the area. As well, the impact of an expanded school on existing farm activities, as well as the expectations for adjacent development, will place additional pressure on the Commission and local government for additional deletions or non-farm use proposals adjacent to the school.

**PLANNING COMMENTS:**

The new Maple Ridge OCP was not adopted by the outgoing Council and is currently under critical review by the new Council. Unfinished business includes long term locations for major streets and for new industrial development, one or both of which are expected to require Commission involvement in relation to agricultural suitability. The subject property is in a location critical to major street options and hence to long term industrial interest. A commitment to school expansion at this time could unduly constrain long term municipal options to the detriment of agriculture. It would be appropriate to revisit this file during the process of finalizing the Maple Ridge OCP or following satisfactory completion of the process.

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**END OF REPORT**

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**Signature**

**Date**