



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 19, 2007

Reply to the attention of Jennifer Carson
ALC File: #O - 35900

C. J. Bud Tiedeman
11840 - 189A Street
Pitt Meadows, B.C. V3Y 2P4

Dear Mr. Tiedeman:

Re: Application to extend Non-farm Use in the Agricultural Land Reserve

Please find attached the Minutes of Resolution # 250/2007 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.

Yours truly,

PROVINCIAL AGRICULTURAL LAND COMMISSION

Per:

Erik Karlsen, Chair

cc: The Corporation of the District of Pitt Meadows (#6635-20-2005-01)

Enclosure: Minutes/Commission Decision Letter dated April 22, 2005

JC/lv
35900d2



April 22, 2005

Agricultural Land Commission
133-4940 Canada Way
Burnaby, British Columbia V5G 4K6
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Reply to the attention of Gordon Bednard

Meadows Gardens Golf Course (1979) Ltd
523 - 999 Canada Place
Vancouver, BC - V4C 3G1

Dear Sir/Madam:

Re: **Application # O-35900**
PID: 017-828-601
Lot A, New Westminster District Group 1, EXCEPT Part subdivided by Plan LMP45462, District Lots, 223, 224, 246 and 286, Plan LMP4786

The Provincial Agricultural Land Commission (the "Commission") has now concluded its review of your application to locate a display suite on the ALR portion of the golf course property, next to the highway, for a sales office. The non-ALR lands to the west are undergoing construction and there is no room on that site for the proposed display suite. The use would be for a two year time frame, after which the suite would be removed and the site rehabilitated. The application was submitted pursuant to section 20(3) of the *Agricultural Land Commission Act* (the "ALCA").

The Commission wishes to thank your agent, Bud Tiedeman, for taking the time to meet with its representatives on March 30, 2005 at the site. The Commission found the meeting and site visit informative.

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

- the use being restricted to the 0.2 ha area identified on the attached plan;
- the suite removed and site rehabilitated to its present condition within a two year time frame;
- submission of a letter of credit as security in the amount of \$10,000 to ensure the suite is removed and the site rehabilitated;
- 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 Pitt Meadows at your earliest convenience.

The decision noted above is recorded as Resolution #177/2005. Please quote your application number in any future correspondence.

Yours truly,
PROVINCIAL AGRICULTURAL LAND COMMISSION

Per:

K. B. Miller, Chief Executive Officer

cc: District of Pitt Meadows - Attn: Kathy Wilkins (# 6635-20-2005-01)
BC Assessment, Pitt Meadows
C. J. Bud Tiedeman, 11840-189A Street, Pitt Meadows, BC - V3Y 2P4
GB/lv/Encl./35900d1



MINUTES OF THE PROVINCIAL AGRICULTURAL LAND COMMISSION

A meeting was held by the Provincial Agricultural Land Commission on May 22, 2007 in Pitt Meadows, B.C.

PRESENT:	Sylvia Pranger	Chair, South Coast Panel
	Michael Bose	Commissioner
	Erik Karlsen	Commissioner
	Tony Pellett	Staff
	Jennifer Carson	Staff

For Consideration

Application: # O - 35900
Applicant: Meadows Gardens Golf Course (1979) Ltd
Agent: C. J. Bud Tiedeman
Proposal: Renewal of a Temporary Commercial Use Permit for the sales marketing centre for the Fairways Development at 19675 Lougheed Highway.
Legal: PID: 017-828-601
Lot A, New Westminster District Group 1, Except Part subdivided by Plan LMP45462, District Lots, 223, 224, 246 and 286, Plan LMP4786
Location: 19675 Meadow Gardens Way, off Lougheed Highway, Pitt Meadows

Site Inspection

A site inspection was conducted on May 23, 2007. Those in attendance were:

- Sylvia Pranger Chair, South Coast Panel
- Michael Bose Commissioner
- Erik Karlsen Commissioner
- Tony Pellett Staff
- Jennifer Carson Staff

The Commissioners and Staff drove by the property and the building which is being proposed for another 2 years in order to familiarize themselves with the site.

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.

Assessment of Impact on Agriculture

The Commission also assessed the impact of the proposal against the long term goal of preserving agricultural land. As the building already exists on the property the Commission felt that extending the non-farm use for another two years would not have an adverse impact on agriculture provided that the land be reclaimed to an agricultural standard once the building is removed.

Assessment of Other Factors

Upon reviewing the application, the Commission noticed that the conditional approval for the non-farm use required the submission of a \$10,000 Irrevocable Letter of Credit (ILOC). Upon further examination, Commission Staff found that no ILOC has been received. As a result, the Commission requires the ILOC for the aforementioned sum as soon as possible.

Conclusions

That the proposal will not have an adverse impact on agriculture provided that the affected land be reclaimed to an agricultural standard once the building is removed.

IT WAS

MOVED BY: Commissioner Bose

SECONDED BY: Commissioner Pranger

THAT the application be allowed in principle.

AND THAT the final approval is subject to the following conditions:

- receipt of a \$10,000 Irrevocable Letter of Credit (ILOC) by July 12, 2007.
- approval for non-farm use is granted for the sole benefit of the applicant and is non-transferable.
- the building be removed by June 30, 2009.

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.

CARRIED

Resolution # 250/2007