



Agricultural Land Commission
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September 27, 2007

Reply to the attention of Jennifer Carson
ALC File: #O - 36262

Nigel Turner
12375 - 244th Street
Maple Ridge, BC V4R 1K9

Dear Mr. Turner:

Re: Application for Non-Farm Use in the Agricultural Land Reserve

Please find attached the Minutes of Resolution # 372/2007 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:

A handwritten signature in black ink, appearing to read 'Erik Karlsen', written over a white background.

Erik Karlsen, Chair

cc: The Corporation of the District of Pitt Meadows (#6635-20-2007-02-P)

Enclosure: Minutes

JC/3626231



MINUTES OF THE PROVINCIAL AGRICULTURAL LAND COMMISSION

A meeting was held by the Provincial Agricultural Land Commission on September 24, 2007 in Surrey, B.C.

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

For Consideration

Application: # O - 36262
Applicant: 0708964 BC Ltd
Agent: Nigel Turner
Proposal: Non-farm use to expand the existing school facilities to accommodate Grades 6-8.
Legal: PID: 008-780-021
Lot 1, Parcel B, Block 6, Section 14, Range North Range 1 East,
Reference Plan 17039, New Westminster District, Plan 5588
Location: 18477 Old Dewdney Trunk Road, Pitt Meadows

Site Inspection

A site inspection was conducted on July 10, 2007. Those in attendance were:

- Sylvia Pranger Chair, South Coast Panel
- Michael Bose Commissioner
- John Tomlinson Commissioner
- Tony Pellett Staff
- Jennifer Carson Staff
- Nigel Turner Agent
- Erin Adams Staff of Greybrook Academy
- Kevin Akins Principal of school

The Commissioners met with the applicants to discuss the application for the additional two portables as well as the expansion of the school. Mr. Nigel Turner discussed the global curricula of the school which includes an environmental and agricultural component. The site was originally chosen because it was a vacant school and thus the infrastructure for the academy already existed. The parents of the school's students were requesting that the academy offer older grades as well so that their children could continue on with the program. This is where the need for the expansion of the building footprint would be required. As the academy has children in the building 11 months out of the year, and they are not permitted to do construction work with children in the building they are unable to build up and add another story to the building. The applicants stressed that they enjoy their location due to its close proximity to the farming next door as it provides an opportunity for the students to be educated about the agricultural community and thus be more connected to their food source. Mr. Akins and Ms. Adams then gave the Commissioners a tour of the facility.

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.

Discussion

Assessment of Agricultural Capability

In assessing agricultural capability, the Commission refers in part to agricultural capability mapping and ratings. The ratings are interpreted using the Canada Land Inventory (CLI), 'Soil Capability Classification for Agriculture' system, or the BC Land Inventory (BCLI), 'Land Capability Classification for Agriculture in B.C.' system.

The improved rating for the agricultural capability of the soil of the subject property is:

Class 2 – Land in this class has minor limitations that require good ongoing management practices or slightly restrict the range of crops, or both.

Subclasses

- D undesirable soil structure
- T topography
- W excess water

Assessment of Agricultural Suitability

The Commission assessed whether the external factors such as encroaching non-farm development have caused or will cause the land to become unsuitable for agriculture. The Commission does not believe there are external factors that render the land unsuitable for agricultural use.

Assessment of Impact on Agriculture

The Commission also assessed the impact of the proposal against the long term goal of preserving agricultural land. Based on discussion with the applicants, as well the onsite viewing of the school's facility, the Commission believes that the proposal will not adversely impact existing or potential agricultural use of surrounding lands.

Conclusion

That the proposal will not adversely impact agriculture.

IT WAS

MOVED BY: Commissioner Bose

SECONDED BY: Commissioner Tomlinson

THAT the application be allowed.

AND THAT the approval is subject to the following conditions:

- No further adjacent agricultural lands will be made available in the future should the school wish to expand. The school must stay within the existing property.
- If the student population decreases and the portables are no longer required they should be removed immediately.
- approval for non-farm use is granted for the sole benefit of the applicant and is non-transferable.

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 # 372/2007