



Agricultural Land Commission
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Burnaby, British Columbia V5G 4K6
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September 27, 2007

Reply to the attention of Jennifer Carson
ALC File: YY-37389

Peter Gordon
Box 1572 ~ #200-37700 2nd Ave.,
Squamish, BC
V8B 0B2

Dear Mr. Gordon:

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

Please find attached the Minutes of Resolution # 438/2007 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: District of Squamish (6410-18-5)

Enclosure: Minutes

JC/37389d2



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: # YY- 37389
Applicant: Lynn & Patricia Wilbur
Proposal: To consider the increase in footprint for the rehabilitation centre as this portion of the proposal was overlooked in the earlier decision.
Legal: PID: 015-878-759
That part of District Lot 3668, Reference Plan 881, New Westminster District, Group 1, Except Firstly: Part in Reference Plan 14354, Secondly: Part in Statutory R/W Plan LMP43287
Location: 3501 Paradise Valley Road, Squamish

Site Inspection

A site inspection was conducted on September 18, 2007. Those in attendance were:

- Sylvia Pranger – Chair, South Coast Panel
- Jennifer Carson - Staff
- Nirmala Raniga - Owner of Roti Industries, proponent of the residential treatment centre (Paradise Valley Centre for Change).
- Jeff Thompson - Clinical supervisor for Roti Industries and a registered psychologist and will be the resident in-charge person at the proposed centre.
- Lynn and Pat Wilbur – Current owners of the property.
- Julie Quinlan – Realtor involved in the land sale.
- Peter Gordon - Process management consultant / agent

Commissioner Sylvia Pranger and Commission staff person Jennifer Carson visited the site on September 18, 2007 in order to better understand the proposed non farm use of the subject property. While on the property the Commission viewed the area surveyed for the proposed 3rd building as well as the location for the proposed vegetable garden for the clients. When asked about the location of the third building it was explained by the agent that a geotechnical engineer surveyed the property and indicated that this was the best location for the third building as it was the highest portion of the property and as a result would not be compromised during potential flooding. While onsite the agricultural capability mapping was also viewed and found to be of a secondary nature (Class 4 and 5). Also discussed was the lack of ALC application for the second dwelling present on the property. The owners were not aware that an ALC application was required for the second dwelling and were not informed accordingly by the local government from whom they received the building permit.

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 ratings for the agricultural capability of the soil of the subject property are

- Class 4 – Land in this class has limitations that require special management practices or severely restrict the range of crops, or both.
- Class 5 – Land in this class has limitations that restrict its capability to producing perennial forage crops or other specially adapted crops.

Subclasses

- M soil moisture deficiency
P stoniness

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. The Commission believes the proposal would not impact existing or potential agricultural use of surrounding lands.

Conclusion

That the proposal will not adversely impact agriculture.

IT WAS

MOVED BY: Commissioner Pranger

SECONDED BY: Commissioner Bose

THAT the application be allowed as proposed.

AND THAT the approval is subject to the following conditions:

- 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 # 438/2007



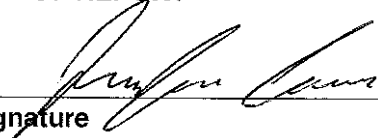
Staff Report #3
Application # YY – 37389
Applicant: Lynn & Patricia Wilbur

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- Jeff Thompson - clinical supervisor for Roti Industries. He is a registered psychologist and will be the resident in-charge person at the PV Centre for Change.
- Lynn and Pat Wilbur – current owners of the property.
- Julie Quinlan – realtor involved in the land sale.
- Peter Gordon - process management consultant / agent

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END OF REPORT



Signature

Sept 19, 2007
Date