



**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

November 3, 2008

Reply to the attention of Ron Wallace  
ALC File: MM-38344

Mending Spirits Recovery Society  
34659 Townshipline Road  
Abbotsford, BC V3G1R5

Dear Sir/Madam:

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

Please find attached the Minutes of Resolution # 673/2008 outlining the Commission's decision as it relates to the above noted application.

Yours truly,

PROVINCIAL AGRICULTURAL LAND COMMISSION

Per:

A handwritten signature in black ink, appearing to read 'Erik Karlsen', is written over a horizontal line.

Erik Karlsen, Chair

Enclosure: Minutes

cc: City of Abbotsford (3040-20/A08-007)  
Carole Myers 204-13401 Old Yale Road Abbotsford, BC V2S2K4  
Jaswant Bath - 34659 Townshipline Road, Abbotsford, BC, V3G1R5;  
BC Assessment, , Abbotsford

RW/  
i/MM-38344d1



# MINUTES OF THE PROVINCIAL AGRICULTURAL LAND COMMISSION

A meeting was held by the Provincial Agricultural Land Commission on October 10, 2008 at the offices of the Commission located at #133 – 4940 Canada Way, Burnaby, B.C.

<b>PRESENT:</b>	Sylvia Pranger	Chair, South Coast Panel
	Michael Bose	Commissioner
	John Tomlinson	Commissioner
	Ron Wallace	Staff
	Tony Pellett	Staff

### For Consideration

Application: # MM- 38344  
 Applicant: Mending Spirits Recovery Society  
 Agent: Carole Myers  
 Proposal: To develop a 10 bed Supportive Recovery Use facility for women on the subject property. This use has been operating within a house on the property for over a half year to date. There is also a blueberry farm on the property that is completely separate from the proposed use application.

Legal: PID: 000-472-719  
 Lot 15, New Westminster District, EXCEPT Part subdivided by Plan 36387, Section 2, Township 17, Plan 649A

Location: 34659 Townshipline Road, Abbotsford.

### Site Inspection

A site inspection was conducted on September 29, 2008. Those in attendance were:

- Sylvia Pranger                      Chair, South Coast Panel
- Michael Bose                        Commissioner
- John Tomlinson                      Commissioner
- Ron Wallace                         Staff
- Tony Pellett                         Staff
- Ms. Myers                             Applicant

The Commissioners and staff met with the applicant at the subject property to discuss the proposal. Ms. Myers indicated that the recovery centre currently had men within the house even though the application stated it would be for women. The recovery facility is fully contained within a house on the property with no plans to expand beyond its current size. The remainder of the property is used as a blueberry farm.

### 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**

Subsequent to the on-site meeting the Commission asked the City for more background information about this proposed use. It was noted that subject to ALC approval, the applicant must submit a rezoning application to the City. The rezoning process would involve public consultation in the form of a Public Hearing. This process could also lead to other regulatory agencies reviewing the facility to ensure basic health, water, building codes and other standards are met.

It was further noted that in 2007, the City developed and adopted a Supportive Recovery House Policy and amended the Zoning Bylaw to permit the use in all single-family urban residential zones, subject to meeting certain conditions. Phase two of the City's policy was to amend the Zoning Bylaw to allow the supportive recovery use in the agricultural zones. The rationale was that the agricultural lands provide a greater opportunity to spatially separate the recovery use from schools, daycare centres, neighbours and other recovery homes.

With this information the Commission was prepared to allow the proposed Supportive Recovery House provided its use does not expand beyond 10 beds and that the house facility does not expand beyond its current footprint.

### **Conclusions**

1. That the land under application has agricultural capability and is appropriately designated as ALR.
2. That the land under application is suitable for agricultural use.
3. That the proposal will not impact agriculture provided its use does not expand beyond 10 beds and that the house facility does not expand beyond its current footprint.

### **IT WAS**

**MOVED BY:** Commissioner Tomlinson

**SECONDED BY:** Commissioner Bose

THAT the application be allowed subject to the following conditions:

- The operating support recovery facility provides for no more than 10 beds and that the house facility does not expand beyond its current footprint.
- 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 # 673/2008**