



**Agricultural Land Commission**  
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June 1, 2009

Reply to the attention of Ron Wallace  
ALC File: YY-38645

Geoffrey and Ian Park  
PO Box 48  
Squamish, BC V8B0A1

Dear Sirs:

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

Please find attached the Minutes of Resolution # 182/2009 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', written over a white background.

Erik Karlsen, Chair

Enclosure: Minutes/Sketch Plan

cc: Squamish-Lillooet Regional District  
BC Assessment, Squamish Valley

RW/  
i/YY-38645d1



A meeting was held by the Provincial Agricultural Land Commission on April 22, 2009 in Squamish, B.C.

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

For Consideration

Application: # YY- 38645
Applicant: Geoffrey and Ian Park

Proposal: The proposal is for an outdoor education centre and summer camp for youth from BC and around the world. The applicants advised that they purchased the property in 2007 and used it for their summer camp operations for the 2008 summer season before submitting this non-farm use application.

Legal: PID: 007-244-967
Lot 1, District Lot 990, Plan 17937

Location: Mile 18, Squamish Valley Road, Upper Squamish Valley

Site Inspection

A site inspection was conducted on April 22, 2009. Those in attendance were:

- Sylvia Pranger Chair, South Coast Panel
Michael Bose Commissioner
John Tomlinson Commissioner
Tony Pellett Staff
Geoffrey Park Applicant

The Commissioners and staff met with the applicant to discuss the proposal for an outdoor education centre and summer camp for youth from BC and around the world.

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 agricultural capability of the soil of the subject property is  
Class 1 – Land in this class either has no or only very slight limitations that restrict its use for the production of common agricultural crops.

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

M soil moisture deficiency

#### **Assessment of Agricultural Suitability**

The Commission assessed whether 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 believed the proposed non-farm use would be an appropriate use of the property subject to the conditions noted below.

#### **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 proposed use subject to the above conditions will benefit agriculture.
4. That the proposal is consistent with the objective of the *Agricultural Land Commission Act* to preserve agricultural land.

#### **IT WAS**

**MOVED BY:** Commissioner Pranger

**SECONDED BY:** Commissioner Tomlinson

THAT the application be allowed subject to the following conditions:

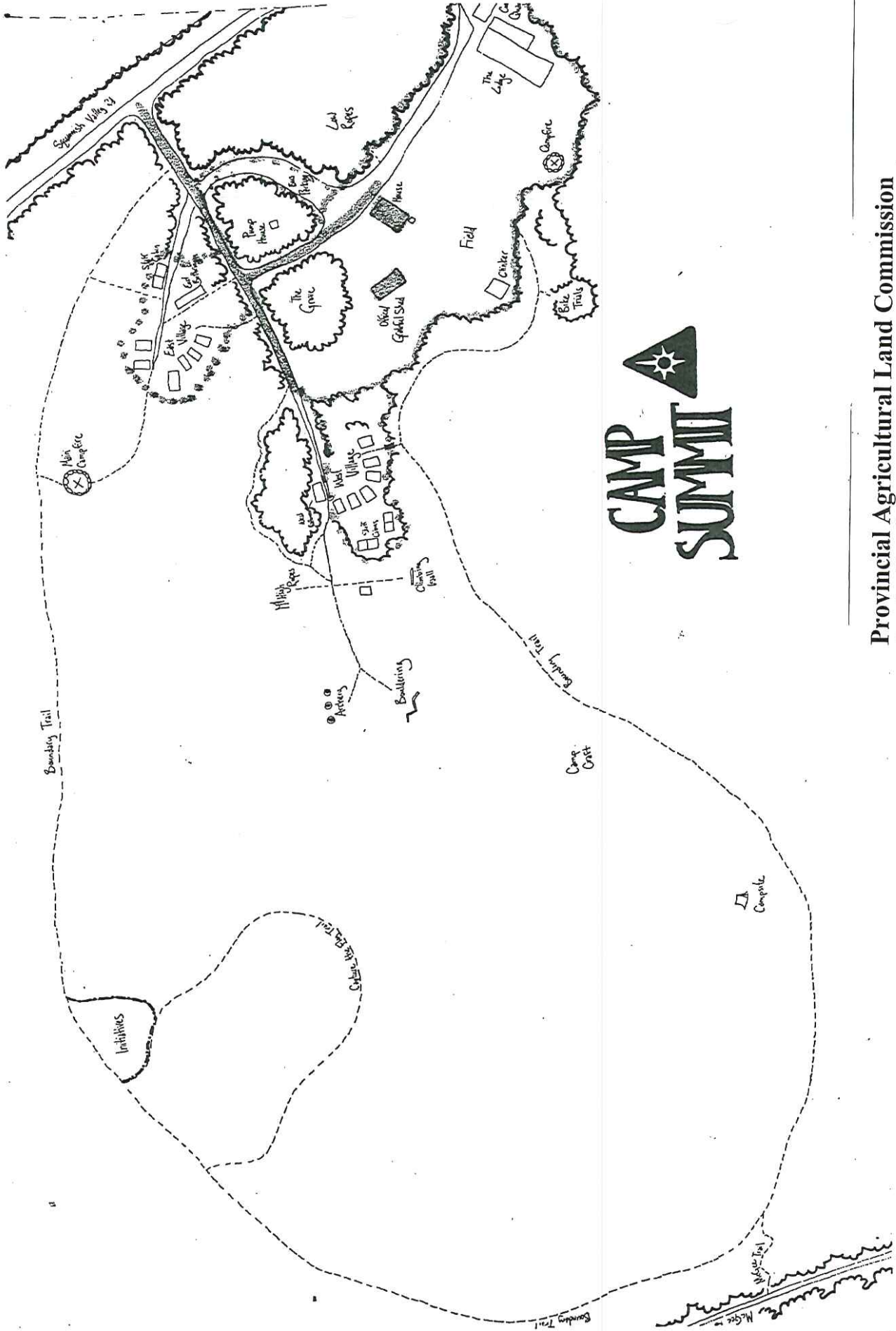
- that the use is limited to the existing footprint
- as funds become available the tented structures be replaced with wooden structures on the same footprint or pier construction
- a soil based garden plot for agricultural education be developed
- that non-soil based educational opportunities be developed
- approval for non-farm use is granted for the sole benefit of the applicant and is non-transferable.

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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 # 182/2009**





Provincial Agricultural Land Commission  
 Application #YY-38645  
 Resolution #182/2009

Approved for non-farm use in the ALR