



Agricultural Land Commission
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March 3, 2009

Reply to the attention of Ron Wallace
ALC File: MM-38675

The Canadian Orthodox Diocese of Vancouver
37323 Hawkins-Pickle Road
Dewdney, BC V0M1H0

Dear Archbishop Puhalo:

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

Please find attached the Minutes of Resolution # 32/2009 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', is written over a horizontal line.

Erik Karlsen, Chair

Enclosure: Minutes

cc: Fraser Valley Regional District (3015-20-2008-05)
BC Assessment,

RW/
i/MM-38675d1



A meeting was held by the Provincial Agricultural Land Commission on January 28, 2009 in Dewdney, B.C.

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

For Consideration

Application: # MM- 38675
Applicant: The Canadian Orthodox Diocese of Vancouver
Proposal: The applicants would like to continue to use the property as a Monastery.
Legal: PID: 000-682-438
Lot 9, New Westminster District Group 1, EXCEPT Parcel A (Reference Plan 13996), Block 1, District Lot 462, Plan 3254
Location: 37323 Hawkins-Pickle Road, Dewdney

Site Inspection

A site inspection was conducted on January 28, 2009. Those in attendance were:

- Sylvia Pranger Chair, South Coast Panel
- Michael Bose Commissioner
- John Tomlinson Commissioner
- Ron Wallace Staff
- Tony Pellett Staff
- Archbishop Puhalo Applicant

The Commissioners and staff met with the applicant to view the facilities and discuss the proposed continued use of the property as a Monastery. It was explained that the Monastery has operated on the property since the 1990's. The site is comprised of a main monastery corpus, workshops and other buildings. The Canadian Orthodox Diocese of Vancouver (CODV) is proposing to re-zone the property to allow a monastery use that would incorporate a residence for members of the clergy to reside on site, artifact storage area for icons and religious artifacts, a burial vault and assembly use.

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 3 – Land in this class has limitations that require moderately intensive management practices or moderately restrict the range of crops, or both.

Class 4 – Land in this class has limitations that require special management practices or severely restrict the range of crops, or both.

Subclasses

T topography
W excess water

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 monastery use is located on the northern portion of the property with a stream separating it from the remainder of the property which is currently used as a hayfield. The Commission believes the continued use of the existing site by the Canadian Orthodox Diocese of Vancouver as a monastery would not significantly impact agriculture on the subject property or in the local area.

IT WAS

MOVED BY: Commissioner Bose
SECONDED BY: Commissioner Tomlinson

THAT the application be allowed subject to the following condition:

- 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.

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CARRIED
Resolution # 32/2009