



Agricultural Land Commission
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September 10, 2009

Reply to the attention of Ron Wallace
ALC File: #YY-39019

The Board of School Trustees/School District #44 (North Vancouver)
Corporate Division – 721 Chesterfield Avenue
North Vancouver, BC – V7M 2M5

Dear Sir/Madam:

Re: Application to Develop a Non-Farm Use in the Agricultural Land Reserve

Please find attached the Minutes of Resolution # 660/2009 outlining the Commission's decision as it relates to the above noted application.

Other approvals may be necessary. Prior to proceeding, the Commission suggests you contact your Local Government.

Yours truly,

PROVINCIAL AGRICULTURAL LAND COMMISSION

Per:

A handwritten signature in black ink, appearing to read 'Erik Karlsen', is written over a white background. The signature is fluid and cursive, with a long, sweeping tail that extends downwards and to the right.

Erik Karlsen, Chair

Enclosure: Minutes

cc: District of Squamish
BC Assessment, Squamish Valley

RW/
i/YY-39019d1



A meeting was held by the Provincial Agricultural Land Commission on July 30, 2009 at the offices of the Commission located at #133 – 4940 Canada Way, Burnaby, B.C.

PRESENT:	Erik Karlsen	Chair of the Commission
	Sylvia Pranger	Chair, South Coast Panel
	Michael Bose	Commissioner
	John Tomlinson	Commissioner
	Tony Pellett	Staff

For Consideration

Application: YY-39019
Applicant: The Board of School Trustees/School District #44 (North Vancouver)
Agent: Larry McFarland Architects Ltd.
Proposal: To carry on with the existing use of the site as an Outdoor School, but to construct new buildings for this purpose and to change the site's original zoning of 'Tourist Commercial C3' to reflect its use as a residential environmental learning centre.
Legal: 14 lots under application (See file)
Location: Situated on 165 hectares in Paradise Valley

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

The Commission recognized there is no proposed change in the use of the site from how it has been used for the past 40 years. The outdoor school will continue its programs with the need to construct new buildings and for the site's zoning to be changed from Tourist-Commercial (C3) to Comprehensive Development (CD) to reflect its use as a residential environmental learning centre. As a result the Commission had no objections to the proposed development.

IT WAS

MOVED BY: Commissioner Bose
SECONDED BY: Commissioner Pranger

THAT the application be allowed as proposed subject to the following conditions:

- the development be in substantial compliance with the plan submitted with the application
- 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. This includes zoning, subdivision, or other land use bylaws, and decisions of any authorities that have jurisdiction under an enactment.

CARRIED
Resolution # 660/2009