



Agricultural Land Commission
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March 21, 2011

Reply to the attention of Jennifer Carson
ALC File: 52165

Dave Crosby
Sunshine Coast Regional District
1975 Field Road, Sechelt, B.C.
V0N 3A1

Dear Mr. Crosby:

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

Please find attached the Minutes of Resolution # **65/2011** 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 discuss the process with your planning department.

Yours truly,

PROVINCIAL AGRICULTURAL LAND COMMISSION

Per: 

Brian Underhill, Executive Director

Enclosure: Minutes/Sketch Plan

cc: ILMB

JC/
52165d1



A meeting was held by the Provincial Agricultural Land Commission on March 9, 2011 at the offices of the Ministry of Agriculture located at 1767 Angus Campbell Rd. Abbotsford, B.C.

PRESENT:	Sylvia Pranger	Vice-Chair, South Coast Panel
	John Tomlinson	Commissioner
	Richard Bullock	Commissioner
	Tony Pellett	Staff
	Terra Kaethler	Staff
	Jennifer Carson	Staff

For Consideration

Application: 52165
Applicant: Sunshine Coast Regional District
Proposal: To construct a water treatment plant on 3.2 ha and a reservoir on 0.4 ha within the ALR.
Legal: Unsurveyed Crown Land in close proximity to District Lot 3431
Location: West of McNeil Lake, Middle Point, Electoral Area A Egmont/Pender Harbour

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 improvable to

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

Class 7 – Land in this class has no capability for arable or sustained natural grazing

Subclasses

M	soil moisture deficiency	P	stoniness
I	inundation (flooding by streams, etc.)	W	excess water

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 that the proposal would not adversely impact potential agricultural use of surrounding lands in the future.

Other Considerations

The Commission noted that the Regional Board recommended that in compensation for the 3.6 ha of land used for the proposed water treatment plant and the 0.4 ha for the reservoir, some land should be included into the ALR. The Commission appreciated this suggestion and reviewed the agricultural capability maps and aerial photographs, and indicated that as the land around McNeil Lake is within the same agricultural classification polygon it is likely of similar quality.

The Commission also discussed that the intent of the proposed water treatment plant is to provide safe drinking water according to current health regulations. A "Hazard Abatement Order" dated May 13, 2010 which was received by the SCRD from Vancouver Coastal Health requiring that a multi-barrier treatment plant for the South Pender Harbour Water Service Area by March 1, 2012 due to the water being a health hazard for the consumers using the water. Furthermore, the Commission discussed that while the report titled "Site Selection for the South Pender Water Treatment Plant" identified two possible sites, the current proposal was recommended due to reduced need for site grading, access to natural topography to reduce pumping requirements and the overall cost difference of \$700,000.

Conclusions

1. That according to the British Columbia Land Inventory agricultural land capability ratings, the land under application has secondary agricultural capability.
2. That the proposal will not adversely impact agriculture.
3. The proposed water treatment plant is required by Vancouver Coastal Health.

IT WAS

MOVED BY: Commissioner Pranger
SECONDED BY: Commissioner Tomlinson

THAT the application be allowed.

AND THAT the approval is subject to the following conditions:

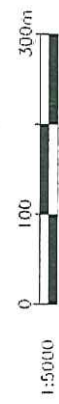
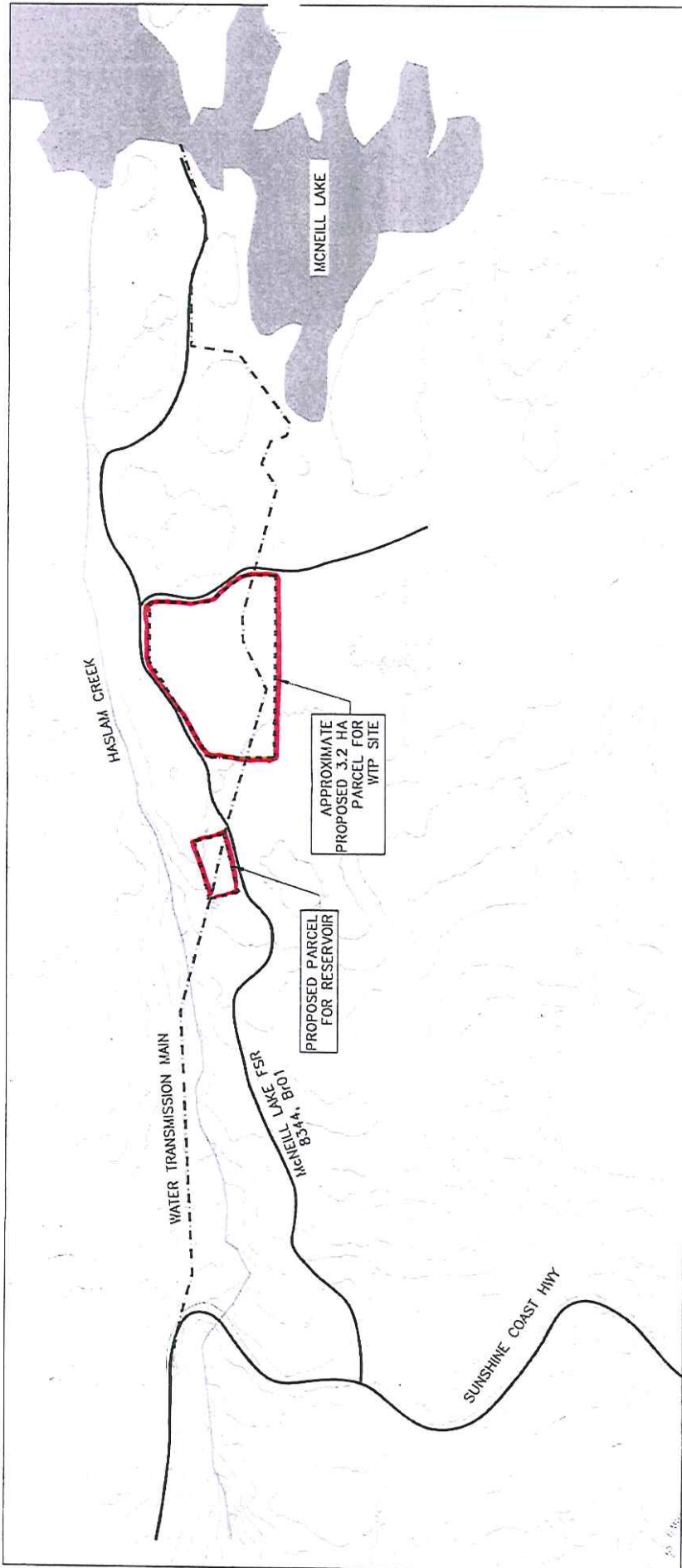
- Receipt of an inclusion application from the SCRD for an area of equal or greater than the 3.6 ha impacted by the current proposal.
- The project be in substantial compliance with the plan submitted with the application.

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 # 65/2011

ALC Application # 52166
 Resolution # 65/2011

□ Areas proposed for water Treatment Plant and Reservoir (Approved by Resolution # 65/2011)



GENERAL NOTES:

1. FINAL LAND REQUIREMENTS TO BE CONFIRMED FOLLOWING GEOTECHNICAL, SURVEY, AND ENVIRONMENTAL SITE INVESTIGATIONS.
2. SITE ORIENTATION TO BE CONFIRMED FOLLOWING DEVELOPMENT OF DETAILED SITE LAYOUT.



PROPOSED LAND AND REQUIREMENTS FOR SOUTH PENDER HARBOUR WATER TREATMENT PLANT