



Agricultural Land Commission
133-4940 Canada Way
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July 6, 2011

Reply to the attention of Eamonn Watson
ALC File: 52295

Greater Vancouver Interactive Arts Society
2222 Adanac Street
Vancouver, BC
V5L 2E8

Dear Ms. Diana Penney:

Re: Application for non-farm use of the Agricultural Land Reserve

Please find attached the Minutes of Resolution # **241/2011** outlining the Commission's decision as it relates to the above noted application. As agent, it is your responsibility to notify your client(s) accordingly.

Other approvals may be necessary. Prior to proceeding, the Commission suggests you contact the Squamish-Lillooet Regional District.

Yours truly,

PROVINCIAL AGRICULTURAL LAND COMMISSION

Per:

A handwritten signature in black ink, appearing to be 'BU', written over a horizontal line.

Brian Underhill, Executive Director

Enclosure: Minutes

cc: Squamish-Lillooet Regional District

EW/52295d1



PROVINCIAL AGRICULTURAL LAND COMMISSION

A meeting was held by the Provincial Agricultural Land Commission on June 28th, 2011 at the offices of the Commission located at #133 – 4940 Canada Way, Burnaby, B.C.

COMMISSION MEMBERS PRESENT:

Richard Bullock	Chair
Jennifer Dyson	Vice-Chair
Gordon Gillette	Vice-Chair
Sylvia Pranger	Vice-Chair
Bert Miles	Commissioner
Roger Mayer	Commissioner
Jim Johnson	Commissioner
Jerry Thibeault	Commissioner
Lucille Dempsey	Commissioner
Denise Dowswell	Commissioner
Jim Collins	Commissioner

COMMISSION STAFF PRESENT:

Tony Pellett	Regional Planner
Eamonn Watson	Land Use Planner
Shaundeh Runka	Policy Planner
Brian Underhill	Executive Director
Colin Fry	Executive Director

APPLICATION ID: # 52295

PROPOSAL: The Greater Vancouver Interactive Arts Society (GVIAS) is applying on the behalf of the property owner for a non-farm use to hold "Burn in the Forest", an interactive community art festival. The festival will be held July 8th to July 10th, 2011 and will include camping, live music, interactive art, drumming, workshops, theme camps, theatre video, fire spinning and a large fire show.
(Application submitted pursuant to section 20(3) of the *Agricultural Land Commission Act*)

PROPERTY INFORMATION:

Owner: Ali Reza Abolfathi
Date of Acquisition: December 30, 1993
Parcel ID: 004-942-191
Title No. BG467874
Legal Description: District Lot 994, Group 1, New Westminster District
Civic Address: Mile 16.5 Squamish Valley Road, Squamish Valley
Size: 81.8 ha
Area in ALR: 46.7 ha
Current Land Use: Residential, camping and wooded area.
Farm Classification: No
(BC Assessment)

COMMISSION CONSIDERATION:

Context

Section 6 of the *Agricultural Land Commission Act* identifies the purposes of the Commission as: (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.

Agricultural Capability

Based on the information contained in Map 92G/14 (Scale 1:50,000) of the Canada Land Inventory (CLI), 'Soil Capability Classification for Agriculture' system, the agricultural capability ratings of the subject property are identified as being:

Unimproved Rating: 7:2W 3:4M Improved Rating: (7:1 3:2M)

Note: These ratings cover 100% (or 46.2 ha) of the ALR land on the subject property.

Class and Subclass Descriptions

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.

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

M moisture deficiency (droughtiness)
W excess water

Agricultural Suitability

The Commission assessed how the proposed use would affect the suitability of the subject property. The Commission believes that this application is consistent with the previous approval of the Commission, which allowed a campground on the subject property (resolution # 521/2004). There is no evidence that the proposed festival will further impact the suitability of the Agricultural Land Reserve (the "ALR") portion of the subject property.

Assessment of Potential Impact on Agriculture

The Commission also assessed the impact of the proposal against the long term goal of preserving agricultural land. The proposed festival is focused onto the non-ALR portion of the subject property (adjacent to the Squamish River). In addition to the non-ALR portion of the subject property, the festival utilizes only existing infrastructure (excess road and campground) on the ALR portion of the subject property. Furthermore, the proposed festival is not anticipated to exceed 700 attendees. As a result, the Commission does not believe that the proposed non-farm use will have any additional impact on agriculture in the area.

DECISION:

IT WAS

MOVED BY: Commissioner Sylvia Pranger

SECONDED BY: Commissioner Jim Collins

THAT the application be approved for the following reasons:

- The proposed festival utilizes a campground previously approved by the Commission; and,
- The use of the subject property will not further impact agriculture in the area.

AND THAT the approval is subject to the following conditions:

- The use of the ALR portion of the subject property must remain within the boundaries of the previously approved campground;
- The proposed festival may take place annually until August 31st, 2015; and,
- The number of participants may not exceed 700 people.

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 # 241/2011