



Agricultural Land Commission
133-4940 Canada Way
Burnaby, British Columbia V5G 4K6
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www.alc.gov.bc.ca

February 27, 2014

ALC File: 53362

Peninsula Country Club Limited Partnership
c/o David Galpin, MDSquared Developments Ltd.
2520 Crescent Drive
Vancouver, BC V4A 3K1

Dear Mr. Galpin:

Re: Application for the Non-Farm Use of Land in the Agricultural Land Reserve (ALR)

Please find attached the Minutes of Resolution #68/2014 as it relates to the above noted application. As agent, it is your responsibility to notify your client accordingly.

The Commission draws your attention to Section 33(1) of the *Agricultural Land Commission Act* which provides an applicant with the opportunity to submit a request for reconsideration based on specific criteria.

33(1) On the written request of a person affected or on the commission's own initiative, the commission may reconsider a decision of the commission under this Act and may confirm, reverse or vary it if the commission determines that:

- (a) evidence not available at the time of the original decision has become available,
- (b) all or part of the original decision was based on evidence that was in error or was false.

A revised proposal does not constitute new evidence and as such is not a basis for reconsideration. The time limit for submitting a request for reconsideration is one (1) year from the date of this letter.

Further correspondence with respect to this application is to be directed to Eamonn Watson (Eamonn.Watson@gov.bc.ca).

Yours truly,

PROVINCIAL AGRICULTURAL LAND COMMISSION

Per:

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

Colin J. Fry, Chief Tribunal Officer

Enclosure: Minutes of Resolution #68/2014

cc: City of Surrey (File #7913-0097-00)

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MINUTES OF THE PROVINCIAL AGRICULTURAL LAND COMMISSION

A meeting was held by the Provincial Agricultural Land Commission on January 23, 2014 at the offices of the Commission located at #133 – 4940 Canada Way, Burnaby, B.C. as it relates to Application #53362.

COMMISSION MEMBERS PRESENT:

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

COMMISSION STAFF PRESENT:

Lindsay McCoubrey	Planner
Eamonn Watson	Planner
Jennifer Carson	Planner
Colin Fry	Executive Director

PROPOSAL (Submitted pursuant to section 20(3) of the *Agricultural Land Commission Act*)

To develop a private sport, recreation and family-oriented social club over the entire 6.5 ha subject property. The proposed development would have both indoor and outdoor components. The indoor component would include facilities for exercise, water and ice based activities, and dance, music, pilates and yoga spaces. The facilities would also include dining and banquet facilities for members' daily use and celebratory gatherings.

PROPERTY INFORMATION:

Owner: Gordon Poirier Ventures Ltd. (Inc. No. 63202)

Legal: PID: 009-133-585
Lot 46, District Lot 165, Group 2, New Westminster District, Plan 29802

Location: 3600 King George Boulevard, Surrey

Size: 6.5 ha

LEGISLATIVE CONTEXT FOR COMMISSION CONSIDERATION

Section 6 (Purposes of the commission) of the *Agricultural Land Commission Act* states:

6 The following are the purposes of the commission:

- (a) to preserve agricultural land;
- (b) to encourage farming on agricultural land in collaboration with other communities of interest; and
- (c) 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.

COMMISSION CONSIDERATION

After considering the information the Commission concluded as follows:

1. In assessing agricultural capability, the Commission refers in part to agricultural capability mapping and ratings. The ratings are interpreted using the British Columbia Land Inventory (BCLI), 'Land Capability Classification for Agriculture in B.C.' system.

The improved agricultural capability ratings identified on British Columbia Land Inventory (BCLI) map sheet 92G.006 for the subject property are Class 2, Class 3 and Class 4.

Class 2 - land is capable of producing a wide range of crops. Minor restrictions of soil or climate may reduce capability but pose no major difficulties in management.

Class 3 - land is capable of producing a fairly wide range of crops under good management practices. Soil and/or climate limitations are somewhat restrictive.

Class 4 - land is capable of a restricted range of crops. Soil and climate conditions require special management considerations.

In addition, organic soils exist on portions the subject property. The limiting subclasses associated with this parcel of land are W (excess water), N (salinity), L (degree of decomposition - permeability), A (soil moisture deficiency), P (stoniness) and T (topography).

Conclusion:

The subject property has good agricultural capability and in its present size, could support a wide range of agricultural crops. Although the Commission understands that the subject property has historically been used as a golf course, this does not substantively reduce the potential to utilize this land for agricultural purposes in the future.

2. The Commission also discussed the proposed non-farm use within the context of the goals of the *Agricultural Land Commission Act* to preserve agricultural land and encourage agriculture.

Conclusion:

The Commission believes that the building area and other development associated with the proposal would reduce if not completely eliminate the possibility of agriculture being carried out on the subject property in the future. As a result, the proposed non-farm use would be inconsistent with the goals of the *Agricultural Land Commission Act*.

IT WAS
MOVED BY: **Commissioner Pranger**
SECONDED BY: **Commissioner Miles**

THAT the request to develop a private sport, recreation and social club on the subject property be refused.

CARRIED
Resolution #68/2014