

## Portable Project Update 17<sup>th</sup> November 2019

To maintain continuity of these written monthly portables project reports, this one is primarily an updated version of my last email update to the board on 9<sup>th</sup> November:

After our meeting with the ALC Land Use Planners on Friday 1st November where they recommended that we submit a non-farm use application for our east lot, John Keen and I met with Steven De Sousa, Policy Planner at Richmond City Hall on 8<sup>th</sup> November. He explained the City's part of the Non-Farm Use application process that the ALC recommended. I won't go into all the details but the City's internal review and recommendation process, if positive, culminates in a submission to Council for their review and approval or rejection. Prior to their vote, we get the opportunity to make representation to council. If the application is rejected at any step in the City process, it dies right there and never goes back to the ALC. He said this process within the City alone will take at **least** 6 months. Given our unique ALC vs City zoning situation, he did not see any red flags in applying for a non-farm use ruling on our east lot. He offered to discuss our potential non-farm use application with his boss to get his reaction and suggested that we hold off on making an application until he responds back to us, possibly with additional advice. He thought this would take two weeks.

More importantly, Steven suggested we also contact a much higher status individual in the ALC (Martin Collins, Director of Policy and Planning), than those folks we have already met, to solicit his advice on our situation.

John and I called Martin right after our meeting with Steven. After explaining our city zoning vs ALC restrictions anomaly, he suggested we could potentially submit an application to have **both** our lots excluded from the ALR. He wanted to check on a couple of things and promised to get back to us via email before the end of the day - which he did. His email is attached to this report and confirms the path is clear for us to submit an application to have both lots excluded from the ALR completely. Note his comment that such an application would give the ALC the widest number of options.

This is amazing news, but we should remain very cautious until we have understood a lot more about this process and the potential for success, especially in light of recent media articles about the ALC. If ultimately, we were to get both lots excluded, that would pave the path for us to build the modular on the west lot, help solve some of the siting issues we currently face on the east lot and allow the potential for adding future buildings on the west lot.

Whatever happens, this is going to be a long and complex process, but given there is some potential of a positive overall outcome for the school, I think it well worth continuing to pursue. In fact, we have no choice if we want to add more classroom space as our current ALC vs zoning situation gets us nowhere.

I've explored the ALC exclusion application process and it's similar to the non-farm use application process except more justification arguments are required and of course, in this situation we will be making two separate lot applications vs one. Since receiving the following email confirmation from Martin Collins at the ALC, we have communicated this information back to Steven De Sousa and also, out of courtesy, to the two land use planners we met previously at the ALC. We have asked for any comments and as of the time of writing, still await their responses. We think that Steven will give us an honest assessment plus and minus comparison of a non-farm use vs an exclusion application and plan to follow up by phone with him this coming week.

**Subject:**Potential application

**Date:**Fri, 8 Nov 2019 23:37:26 +0000

**From:**Collins, Martin J ALC:EX <[Martin.Collins@gov.bc.ca](mailto:Martin.Collins@gov.bc.ca)>

**To:**'[farpoint@telus.net](mailto:farpoint@telus.net)' <[farpoint@telus.net](mailto:farpoint@telus.net)>

Hi John & Phil

I have looked into the matter, and the ALC has never approved any ALC application on either lot.

As such the advice provided on the phone remains valid. I would make an exclusion application for both lots.

That way the ALC has the widest possible number of options (it can either approve exclusion, or alternately refuse exclusion and allow the specific use). The overall costs are similar, though you have to have signage and notify the adjoining landowners etc. Applications can be submitted from our website at [www.alc.gov.bc.ca](http://www.alc.gov.bc.ca)

Regards

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