



Agricultural Land Commission
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January 18, 2008

Reply to the attention of Ron Wallace
LC File: O-37277

Tom Ho
City of Surrey
14245 - 56th Avenue
Surrey, BC V3X3A2

Dear Mr. Ho:

Re: Application for Transportation Corridor the Agricultural Land Reserve

Please find attached the Minutes of Resolution # 596/2007 outlining the Commission's decision as it relates to the above noted application.

Yours truly,

PROVINCIAL AGRICULTURAL LAND COMMISSION

Per:

Erik Karlsen, Chair

Enclosure: Minutes

JC/37277d2



MINUTES OF THE PROVINCIAL AGRICULTURAL LAND COMMISSION

A meeting was held by the Provincial Agricultural Land Commission on November 6, 2007 at the offices of the Commission located at #133 – 4940 Canada Way, Burnaby, B.C.

PRESENT:	Sylvia Pranger	Chair, South Coast Panel
	Michael Bose	Commissioner
	John Tomlinson	Commissioner
	Ron Wallace	Staff
	Jennifer Carson	Staff

For Consideration

Application: # O- 37277
Applicant: City of Surrey
Proposal: To reconsider the Commission's decision to refuse the widening of 32nd Avenue onto agricultural land. The proposal has also been amended to widen 168th Street on the west side to provide a left turn lane at the intersection of 168th and 32nd Avenue.
Legal: PID: 011-305-924
Lot 9, Section 25, Township 1, New Westminster District, Plan 8431
Location: 32 Ave and 168 Street

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

In the Commission's earlier decision, Resolution #261/2007, the Commission indicated that it "would prefer that the widening of the road be done on the south side of the 32 Avenue as this area is not within the ALR, nor is it in productive farm use like the north side." As a result the Commission refused the application as proposed.

On October 26, 2007, the Commission received a request for reconsideration as there was new information available. This new information discussed the septic fields on two of the properties on the southern side of 32nd Avenue, which would be affected by road widening to the south of 32nd Avenue. It was also discussed in the new submission by the City of Surrey that in conjunction with widening the northern side of 32nd Avenue, they are also planning to widen the south side of 32nd Avenue within the next 5 -10 years as properties become available. The document received by the Commission also

mentioned that "To the south, the widening needs a 15 – metre strip of land between 168 Street and 164 Street, estimated at \$2.7 million, and the construction of a sewer line to eliminate two septic fields estimated at \$0.5 million. The cost is a tremendous burden to the City and it is, therefore, not economical to widen the south at this time." As this information was not included in the original application, the Commission felt that it was appropriate to reconsider the application in light of this new information.

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 improved rating for the agricultural capability of the soil of the subject properties is:

Class 3 – Land in this class has limitations that require moderately intensive management practices or moderately restrict the range of crops, or both.

Organic Soils - Organic soils are grouped into seven classes, designated as O1 to O7. The organic soil class definitions are equivalent in terms of their relative capabilities and limitations for agricultural use to those defined for mineral soil.

Subclasses

L degree of decomposition - permeability
W excess water

Assessment of Agricultural Suitability

The Commission assessed whether the external factors such as encroaching non-farm development have caused or will cause the land to become unsuitable for agriculture. The Commission does not believe there are external factors that render the land unsuitable for agricultural use.

Assessment of Impact on Agriculture

The Commission also assessed the impact of the proposal against the long term goal of preserving agricultural land. The Commissioners reviewed the material provided by the applicant and discussed the proposal. The Commissioners believe that the City sees the impact on agricultural land as opposed to non-agricultural land as being the correct option simply because it is the more economical one, without due consideration to the agricultural land. The Commission believes the proposal would adversely and unnecessarily impact existing or potential agricultural use of surrounding lands.

Conclusions

1. That the land under application has agricultural capability and is appropriately designated as ALR.
2. That the land under application is suitable for agricultural use.
3. That the proposal will adversely impact agriculture.
4. That the proposal is inconsistent with the objective of the *Agricultural Land Commission Act* to preserve agricultural land.

IT WAS

MOVED BY: Commissioner Bose

SECONDED BY: Commissioner Tomlinson

THAT the previous decision to refuse the application be confirmed.

CARRIED

Resolution # 596/2007