



Agricultural Land Commission
133-4940 Canada Way
Burnaby, British Columbia V5G 4K6
Tel: 604 660-7000
Fax: 604 660-7033
www.alc.gov.bc.ca

March 28, 2008

Reply to the attention of Ron Wallace
ALC File: O-37885

Crescent Stables Ltd
972 Bayview Drive
Delta, BC V4M2R6

Dear Sir/Madam:

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

Please find attached the Minutes of Resolution # 98/2008 outlining the Commission's decision as it relates to the above noted application.

Yours truly,

PROVINCIAL AGRICULTURAL LAND COMMISSION

Per:

A handwritten signature in black ink, appearing to read 'Erik Karlsen', is written over a horizontal line.

Erik Karlsen, Chair

cc: The Corporation of Delta (LU005318)

Enclosure: Minutes

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

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.

Subclasses

N	salinity
D	undesirable soil structure
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 Commission was prepared to support this proposal subject to the same conditions recommended by Delta Council. It was felt that provided these conditions are met there would be no significant impact to agriculture in allowing the stated long term employee and spouse to stay in their current residence.

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 for an additional dwelling subject to the conditions recommended by Delta will not have a significant impact on agriculture.

IT WAS

MOVED BY: Commissioner Bose

SECONDED BY: Commissioner Tomlinson

THAT the application be allowed subject to the following conditions:

- The existing manufactured home shall be removed prior to issuance of a building permit for a dwelling on the property;
- The owner shall enter into a restrictive covenant in favour of The Corporation of Delta which specifies that the home occupied by Mrs. Van Guilder and her husband may continue to be occupied by them as long as they continue to live in the dwelling and that it shall be removed within 90 days of their vacating the dwelling. The restrictive covenant shall also specify an amount for the cost to remove the building which shall be provided to Delta as financial security to be used should the building not be removed.

This decision does not relieve the owner or occupier of the responsibility to comply with applicable Acts, regulations, bylaws of the local government, and decisions and orders of any person or body having jurisdiction over the land under an enactment.

CARRIED
Resolution # 98/2008