



**Agricultural Land Commission**  
133-4940 Canada Way  
Burnaby, British Columbia V5G 4K6  
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November 3, 2008

Reply to the attention of Ron Wallace  
ALC File: O-38289

Ray Suidy  
9813 - 216th Street  
Langley, BC V1M3J1

Dear Sir:

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

Please find attached the Minutes of Resolution # 679/2008 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.

Yours truly,

PROVINCIAL AGRICULTURAL LAND COMMISSION

Per: 

Erik Karlsen, Chair

Enclosure: Minutes/Sketch Plan

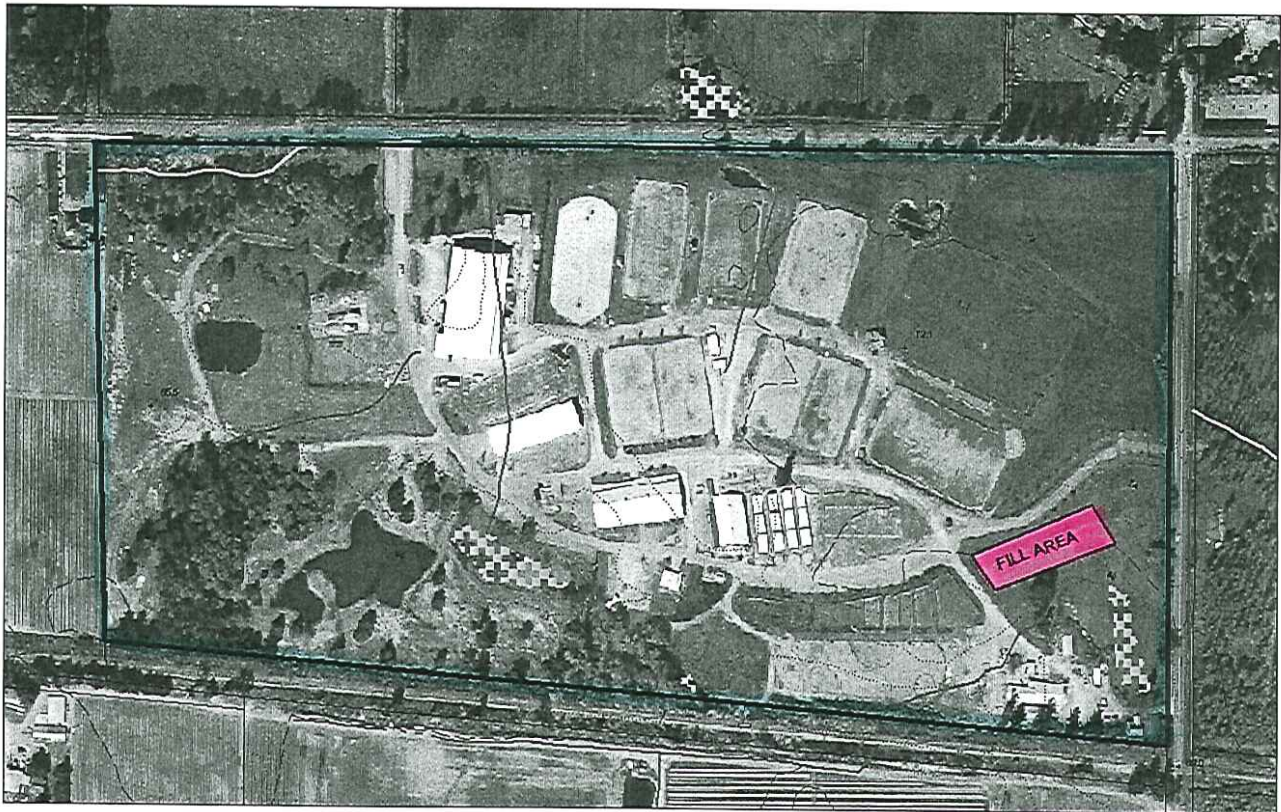
cc: Township of Langley (SO000538)  
George and Eva Tidball 24550 - 72nd Avenue Langley, BC V2Y2K3  
BC Assessment, , Langley

RW/  
i/O-38289d1

SOIL DEPOSIT PERMIT APPLICATION SO000538  
24550 72 Avenue

**Owner:** Eva D Tidball  
George M Tidball  
PO Box 1150 Station Fort Langley  
Fort Langley BC V1M 2S5

**Legal:** SEC 15, TWP 11, NWD



1. Location of Proposed Soil Deposit

**Provincial Agricultural Land Commission**  
Application #O-38289  
Resolution #679/2008

-  Subject property
-  Location approved for fill deposit in the ALR



A meeting was held by the Provincial Agricultural Land Commission on September 30, 2008 in Langley, B.C.

<b>PRESENT:</b>	Sylvia Pranger	Chair, South Coast Panel
	Michael Bose	Commissioner
	John Tomlinson	Commissioner
	Ron Wallace	Staff
	Tony Pellett	Staff

**For Consideration**

Application: # O- 38289  
Applicant: George and Eva Tidball  
Agent: Ray Suidy  
Proposal: To deposit approximately 2000 cubic meters of fill 0.5 hectare of the subject property to create a parking lot. The property is being used as an equestrian centre and the extra parking will be for guests.  
Legal: PID: 010-822-208  
Parcel C )L9720E), North East 1/4, Section 15, Township 11, New Westminster District  
Location: 24550 - 72nd Avenue

**Site Inspection**

A site inspection was conducted on September 30, 2008. Those in attendance were:

- Sylvia Pranger Chair, South Coast Panel
- Michael Bose Commissioner
- John Tomlinson Commissioner
- Ron Wallace Staff
- Tony Pellett Staff
- Ray Suidy Agent

The Commissioners and staff met with the agent to view the proposed fill site. The property is being used as an equestrian centre and there is a need for extra parking.

**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**

### **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.

Class 3 – Land in this class has limitations that require moderately intensive management practices or moderately 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.

#### Subclasses

A	soil moisture deficiency
P	stoniness
D	undesirable soil structure
T	topography
W	excess water

### **Assessment of Agricultural Suitability**

The subject property is fully developed as an equestrian centre (i.e. Thunderbird Equestrian Centre) and is also used for a series of non-farm use events throughout the year which was approved in a 2003 application.

### **Assessment of Impact on Agriculture**

The Commission also assessed the impact of the proposal against the long term goal of preserving agricultural land. In light of the current uses on the subject property, there is no impact to agriculture with this application.

#### **IT WAS**

**MOVED BY:** Commissioner Bose

**SECONDED BY:** Commissioner Pranger

THAT the application be allowed subject to the following condition:

- approval for non-farm use is granted for the sole benefit of the applicant and is non-transferable.

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 # 679/2008**