



**Agricultural Land Commission**  
133-4940 Canada Way  
Burnaby, British Columbia V5G 4K6  
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March 3, 2009

Reply to the attention of Ron Wallace  
ALC File: MM-38596

Robert Redekop  
30360 School Avenue  
Mission, BC V4G1G7

Dear Sir:

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

Please find attached the Minutes of Resolution # 33/2009 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

Enclosure: Minutes

cc: District of Mission (ALR08-002)

RW/  
i/MM-38596d1



MINUTES OF THE PROVINCIAL AGRICULTURAL LAND COMMISSION

A meeting was held by the Provincial Agricultural Land Commission on January 28, 2009 at the offices of the Commission located at #133 – 4940 Canada Way, Burnaby, 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: # MM- 38596  
 Applicant: Robert Redekop  
 Proposal: To deposit approximately 10,000 cubic meters of fill on the subject property. The proposed fill will be placed in low areas and then graded out so the property will be better suited for farming.  
 Legal: North Sixty Acres of the South East 1/4, Section 2, Township 15, New Westminster District, EXCEPT part subdivided by Plan 21894  
 Location: 30360 School Avenue, Mission

**Site Inspection**

A site inspection was conducted on January 28, 2009. Those in attendance were:

- Sylvia Pranger Chair, South Coast Panel
- Michael Bose Commissioner
- John Tomlinson Commissioner
- Ron Wallace Staff
- Tony Pellett Staff
- Robert Redekop Applicant

The Commission and staff met with the applicant with the intension of discussing both the proposed fill project and the pending subdivision application. The Commission informed Mr. Redekop of the need to submit a report from a qualified professional Agrologist (or another professional with specialized knowledge in soil structure and hydrology) outlining the need for fill and whether fill will improve the property for agriculture.

**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**

The Commission concluded that it did not have sufficient information regarding the proposal to render a decision and to that end would require receipt of the following information:

A report from a Professional Agrologist that includes the following information:

- A pre-site assessment of the agricultural capability and agricultural suitability of the land.
- A detailed description of the land including, but not limited to, topographic features, watercourses, drainage patterns, current land use, buildings and structures, etc.
- A detailed description on the overall agricultural objective of placing fill on land in the ALR.
- The volume of fill
- The type of fill
- The location of the fill source
- An assessment of the potential impacts of placing fill as they relate to watercourses, drainage patterns, and adjacent properties.
- Where fill is proposed to address excess water, an assessment of drainage options and an indication whether or not the property owners have attempted to drain the property.
- A professional opinion as to whether or not improvement to the land for agricultural purposes can be achieved using conventional farm management practices.
- Cross-section profiles of the proposed fill area(s) showing existing and proposed ground elevations.
- Photographs of the proposed fill area(s).

Once the above information has been received, the Commission will further consider your application. Please note that the submission of the above information is needed to properly assess your proposal. And that the submission of the above information in no way guarantees your proposal will be approved.

### **Conclusion**

That the Commission requires a comprehensive professional report to properly assess the proposal.

### **IT WAS**

**MOVED BY:** Commissioner Bose  
**SECONDED BY:** Commissioner Tomlinson

THAT the application be refused.

AND THAT the applicant be advised of the provisions of Section 33 of the *Agricultural Land Commission Act* which provides an applicant with the opportunity to submit a request for reconsideration.

*S.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.*

*(2) The commission must give notice of its intention to reconsider a decision under subsection (1) to any person that the commission considers is affected by the reconsideration.*

AND THAT the applicant be advised that a revised proposal does not constitute new information and will not be considered as a basis for reconsideration and the time limit for submitting a request for reconsideration is one (1) year from the date of the decision letter.

**CARRIED**

**Resolution # 33/2009**