



Agricultural Land Commission
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May 15, 2009

Reply to the attention of Ron Wallace
ALC File: O-38855

Anderson Management Inc
A-4220 Shearwater Drive
Abbotsford, BC V4W2P5

Dear Sir:

Re: Application to Include land in the Agricultural Land Reserve

Please find attached the Minutes of Resolution # 168/2009 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:

A handwritten signature in black ink, appearing to read 'Erik Karlsen', is written over the 'Per:' label.

Erik Karlsen, Chair

Enclosure: Minutes

cc: Rippin Fur Farm Ltd. 27413 - 8th Avenue, LANGLEY BC V4W 2P5
Township of Langley (AL100174)
Metro Vancouver
BC Land Title & Survey, New Westminster
BC Assessment, , Abbotsford

RW/
i/38855d1



A meeting was held by the Provincial Agricultural Land Commission on April 20, 2009 in Langley, B.C.

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

For Consideration

Application: # O- 38855

Applicant: Anderson Management Inc., Fred & Carol Rippin

Agent: Brian Anderson

Proposal: The purpose of this application is to include the subject 7.89 ha parcel into the ALR. This inclusion proposal is a variation on a previously approved inclusion/exclusion exchange of lands in Aldergrove and south Langley approved by the Commission in 2002.

Legal: PID: 013-331-400
W 1/2 of E 1/2 of S 1/2 of SW 1/4, Section 8, Township 13, New Westminster District

Location: 27413 - 8 Avenue, Langley

Site Inspection

A site inspection was conducted on April 20, 2009. Those in attendance were:

- Sylvia Pranger Chair, South Coast Panel
- Michael Bose Commissioner
- John Tomlinson Commissioner
- Ron Wallace Staff
- Tony Pellett Staff
- Fred Rippin Applicant
- Brian Anderson Anderson Management Inc.
- Bill Khangura Anderson Management Inc.

Those present toured the site and viewed the existing mink farm operation and those parts of the subject property which could benefit from further rehabilitation. Messrs. Anderson and Khangura explained that they had previously received Commission approval to exclude land from the ALR within the overall urban area of Aldergrove in return for inclusion and rehabilitation of former gravel pit lands which were omitted from the original ALR boundaries near the southeast corner of the Township of Langley. The gravel pit areas to be rehabilitated consisted of three parcels for which Gary Runka P.Ag. had prepared detailed rehabilitation criteria. Two of the rehabilitated parcels were visible from the subject property; the third parcel (included under Application #O-34025) has not yet been rehabilitated because of timing difficulties with use of land by the owner (the Operating Engineers) and because of drainage issues associated with a lake on that site. In order to meet the original commitments, Anderson Management Inc. has acquired a part interest in the subject land for rehabilitation and ALR inclusion. The site already included under Application #O-34025 will be rehabilitated over a longer period.

In answer to a question from the Commissioners, Fred Rippin explained that the reason he wants his land included into the ALR is, "I am a farmer."

In answer to a question from the Commissioners, Bill Khangura explained that he is both a farmer and a professional engineer. He pointed out the adjacent parcel to the east, which he has planned to rehabilitate for blueberry production but was able to rehabilitate to such a high standard that he now grows raspberries.

In answer to a question from the Commissioners, Brian Anderson advised that although the rehabilitation criteria supplied by Gary Runka P.Ag. did not contemplate disposal of other excavated material, he believes that the conditions unique to the Operating Engineers site could make it possible for the site to accommodate such material at a lower strata provided that material is capped and a sufficient depth of topsoil placed at the surface. He agreed to explore this concept further with Gary Runka P.Ag.

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

A report entitled *Land Characteristics, Land Use, Land Capability for Agriculture and Proposed Drainage Improvements* was prepared for this application by Gary Runka, P. Ag., CAC, FAIC, dated July, 2008. The purpose of this report was to assess and describe land characteristics, map existing land capability for agriculture, describe present use of the subject property and of surrounding properties and provide enhancement management recommendations to accompany this application to include the subject property into the ALR.

According to this report, the original land capability for agriculture ratings on the natural soils of the property prior to gravel extraction were mapped at the 1:20,000 scale as 70% Class 3AP and 30% Class 2AP with irrigation. This remains typical of the undisturbed parts of the property, but is no longer reflective of the gravel excavation area or the escarpment. The land capability for agriculture map attached to the report identifies the former gravel excavation area as currently ranging in capability from Class 3 to Class 5, primarily depending on the degree of moisture holding capability, stoniness, drainage and flooding constraints.

Assessment of Agricultural Suitability

The Commission believes based on its onsite inspection of the property and from the Agrologist Report prepared by Gary Runka, P. Ag. that the subject property is suitable for agriculture.

Conclusions

1. That the land under application has agricultural capability and should be designated as ALR.
2. That the land under application is suitable for agricultural use.
3. That the proposal to include the subject property will benefit agriculture.
4. That the proposal to include this parcel, combined with the rehabilitation already completed on two of the three parcels included in 2002, meet the intent of the previous decisions.

IT WAS

MOVED BY: Commissioner Bose
SECONDED BY: Commissioner Pranger

THAT the application to include the subject 7.89 ha parcel into the ALR [to satisfy a condition of approval under Resolution # 510/2002 (application #O-34026)] be approved.

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 # 168/2009