



Agricultural Land Commission
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22 June 2009

Reply to the attention of Ron Wallace
ALC File: O-38923

Community Planning and Development Department
Corporation of Delta
4500 Clarence Taylor Crescent
DELTA BC V4K 3E2

Attention: Susan Elbe

Re: Application for Resubdivision of Land in the Agricultural Land Reserve

Please find attached the Minutes of Resolution # **172/2009** outlining the Commission's decision as it relates to the above noted application. As agent, it is your responsibility to notify the Transportation Financing Authority accordingly.

Please send two (2) paper prints of the final survey plans to this office. When the Commission confirms that all conditions have been met, it will authorize the Registrar of Land Titles to accept registration of the plan.

Yours truly,

PROVINCIAL AGRICULTURAL LAND COMMISSION

Per:


Erik Karlsen, Chair

Enclosure: Minutes

TP/
I/38923d1



MINUTES OF THE PROVINCIAL AGRICULTURAL LAND COMMISSION

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

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

For Consideration

Application: 21-O-DELTA-2009-38923

Applicants: B.C. Transportation Financing Authority, Corporation of Delta

Agent: Corporation of Delta

Proposal: Adjust property boundaries to separate parkland from farmland

Legal:

1. PID: 002-308-410 (TFA, former farm parcel)
Parcel B (Reference Plan 7143) , of the North West Quarter, Section 1, Township 4 and of District Lot 243 New Westminster District Group 2, EXCEPT Firstly: Part on SRW Plan 78203 Secondly: Part on SRW Plan 26831
2. PID: 015-920-038 (TFA, closed portion of Ladner Trunk Road)
Parcel "A" (Statutory Right of Way Plan 76786) of Part of Ladner Trunk Road Lying in the North East Quarter Section 1, Township 4; as Shown Dedicated Road of Plan 24392; and of That Part of Ladner Trunk Road in New Westminster District Lot 243 Group 2 Lying Between Statutory Right of Way Plan 10770 and the North East Quarter Section 1 Township 4 New Westminster District
3. PID: 018-030-912 (Corporation of Delta, John Oliver Park)
Parcel "ONE", District Lot 243 Group 2 and Section 1, Township 4, Reference Plan LMP5703, New Westminster District

Location: West side of Highway 91 at Ladner Trunk Road

Context

The proposal to prepare for a future application for a national soccer training facility at John Oliver Park by creating one parcel north of Ladner Trunk Road and consolidating all other lands under application into a second parcel south of Ladner Trunk Road 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.

The Act provides processes for landowners, local governments and First Nations to apply to the Commission to remove land from or to include land into the ALR or to subdivide or use land in the ALR for non-farm purposes.

Discussion

Assessment of Agricultural Capability

In assessing agricultural capability, the Commission refers in part to agricultural capability mapping and ratings. The ratings are interpreted in this case using 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

Classes 2, Ø2 Land in these classes has minor limitations that require good ongoing management practices or slightly restrict the range of crops, or both.

Classes 3, Ø3 Land in these classes has limitations that require moderately intensive management practices or moderately restrict the range of crops, or both.

Class Ø4 Land in this class has limitations that require special management practices or severely restrict the range of crops, or both.

Subclasses

D	undesirable soil structure	N	salinity
T	topography	W	excess water

Organic Soils - Organic soils are grouped into seven classes, designated as Ø1 to Ø7. 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	N	salinity
W	excess water		

Assessment of Agricultural Suitability

The Commission assessed whether 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 any of the land north of Ladner Trunk Road unsuitable for agricultural use. The Commission does not believe there are external factors that render land south of Ladner Trunk Road unsuitable for agricultural use except in the case of the extreme southeast corner of the land, where a small area may in the future be required for rail continuity.

Assessment of Impact on Agriculture

The Commission also assessed the impact of the proposal against the long term goal of preserving agricultural land. At this time, the Commission did not assess the impact of the proposed national soccer training facility, which is not yet under application. The Commission believes the proposed resubdivision would have no significant impact on the 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 proposed resubdivision will have a positive impact on agriculture.
4. That the proposal is consistent with the objective of the *Agricultural Land Commission Act* to preserve agricultural land.

IT WAS

MOVED BY: Commissioner Bose
SECONDED BY: Commissioner Pranger

THAT the application be approved subject to the following conditions:

- registration of a covenant in favour of the Commission restricting use of the proposed parcel north of Ladner Trunk Road to active agricultural use;
- if possible without compromising the agricultural suitability of or any previous commitments to adjoining farms, consolidation of the proposed parcel north of Ladner Trunk Road with all or the east half of the adjoining portion of the former Vancouver, Victoria and Eastern Railway and Navigation Company right-of-way; and
- completion of the subdivision and submission of the proposed non-farm use application for the proposed parcel south of Ladner Trunk Road within three (3) years from the date of this decision.

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 # 172/2009