



Agricultural Land Commission
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January 20, 2010

Reply to the attention of Ron Wallace
ALC File: O-38906

Glenn S. Bell
3211 – 232nd Street
Langley, BC
V2Z 2H5

Dear Sir:

Re: Application to Deposit Fill onto the Agricultural Land Reserve

Please find attached the Minutes of Resolution # 2025/2009 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.

Please submit the following to the Commission before commencing the fill project.

- A \$150,000 security deposit which will be returned upon successful completion of the project.

Yours truly,

PROVINCIAL AGRICULTURAL LAND COMMISSION

Per:


Erik Karlsen, Chair

Enclosure: Minutes

cc: John and Krisztina Folia, 22685 – 48th Avenue, Langley, BC – V2Z 2T6
Township of Langley (SO000583)



MINUTES OF THE PROVINCIAL AGRICULTURAL LAND COMMISSION

A meeting was held by the Provincial Agricultural Land Commission on December 8, 2009 at the Best Western Regency at 32110 Marshall Road, Abbotsford, 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-38906
Applicant:	John and Krisztina Folia
Agent:	Glenn S. Bell
Proposal:	To deposit approximately 90,000 m ³ of soil on the northern portion of the property in order to improve the drainage and to improve the topsoil fertility. An Agrolgist report for this project has been prepared by David Sahlstrom, P.Ag.
Legal:	Lot 2, Section 5, Township 11, New Westminster District, Plan 15635
Location:	22685 – 48 th Avenue, Langley, BC

Site Inspection

A site inspection was conducted on December 8, 2009. Those in attendance were:

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

The Commissioners and staff met with the agent to view the property and discuss the proposed fill project. It was noted that the northern portion of the property (proposed for fill) slopes down from the southern portion of the property. It was discussed that the proposed filling of the northern area will raise the depression to the height of the west and east upland areas. As part of the filling program, the existing topsoil will be stockpiled and amended with good quality fill, resulting in improved fertility for the area.

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 applicant provided a report from David Sahlstrom, P.Ag. entitled *Suitability of Placing Fill for Improving Agricultural Productivity* for the proposed fill project. The Commission reviewed this report and supported the recommendations provided by Mr. Sahlstrom.

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 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

- D undesirable soil structure
- T topography
- 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 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 believed the proposal would improve the site for agriculture if done according to the recommendations and professional standards as outlined in the report prepared by David Sahlstrom, P.Ag.

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 fill will improve the site for agriculture if done to the professional standards as outlined in the report prepared by David Sahlstrom, P.Ag.

4. That the proposal is consistent with the objective of the *Agricultural Land Commission Act* to preserve agricultural land.

IT WAS

MOVED BY: Commissioner Pranger

SECONDED BY: Commissioner Tomlinson

THAT the application be allowed subject to the following conditions:

- The fill project is to be in substantial compliance with the plans outlined in the report prepared by David Sahlstrom, P.Ag.
- A \$150,000 security deposit which will be returned upon successful completion of the project.
- That David Sahlstrom, P.Ag. (or another professional with specialized knowledge in soil structure and hydrology) will oversee the project, provide twice yearly monitoring reports and upon final completion of the project, provide a closure report.
- Approval for filling 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. This includes zoning, subdivision, or other land use bylaws, and decisions of any authorities that have jurisdiction under an enactment.

CARRIED

Resolution # 2025/2009