



Agricultural Land Commission
133-4940 Canada Way
Burnaby, British Columbia V5G 4K6
Tel: 604 660-7000
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www.alc.gov.bc.ca

12th April 2012

Reply to the attention of Roger Cheetham
ALC File: # 52543

Paul and Tara Black
11937 – 260th Street
Maple Ridge, BC
V2W 2A7

Dear Paul and Tara Black:

Re: Application for non-farm use in the Agricultural Land Reserve

Please find attached the Minutes of Resolution # **155/2012** 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 'BUnderhill', is written over the 'Per:' label.

Brian Underhill, Executive Director

Enclosure: Minutes

cc: District of Maple Ridge (Ref 3060-20/ALRA)

rc/
/52543d1



MINUTES OF THE PROVINCIAL AGRICULTURAL LAND COMMISSION

A meeting was held by the Provincial Agricultural Land Commission on March 20, 2012 at the offices of the Commission located at #133 – 4940 Canada Way, Burnaby, B.C.

COMMISSION MEMBERS PRESENT:

Richard Bullock	Chair
Jennifer Dyson	Vice-Chair
Sylvia Pranger	Vice-Chair
Jim Johnson	Commissioner
Jim Collins	Commissioner

COMMISSION STAFF PRESENT:

Roger Cheetham	Land Use Planner
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APPLICATION ID: #52543

PROPOSAL: Non- farm use - Second dwelling

PROPERTY INFORMATION:

Parcel ID: 008-505-233

Legal Description: Lot 14, Section 13, Township 12 New Westminster District Plan 38304

Civic Address: 11937 260th Street, Maple Ridge

Size: 0.9 ha

Area in ALR: 0.9 ha

Current Land Use: Two single family residences on the eastern side of the property.

Property Owner(s): Paul and Tara Black

Purchase Date: 5th August 2008

COMMISSION CONSIDERATION:

Section 6 of the *Agricultural Land Commission Act* identifies the purposes of the Commission 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.

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 property has unimproved Class 3 and 4 ratings, improvable to Classes 2 and 3 with excess water and undesirable soil structure limitations.

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.

Agricultural Suitability and Potential

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 noted that the property is located in an area of similarly sized parcels that in view of their size have limited agricultural potential. The two houses on the property are located on the eastern portion of the property close to 260th Street. The dwelling to which the application relates is separated from the western portion of the property by the primary residence. The Commission noted from the photographs provided with the application that the subject dwelling is buffered from the adjoining properties by vegetative screening. Moreover the property to the south has been developed with a dwelling close to 260th Street close to the two dwellings on the subject property. In view of these considerations the Commission did not consider that the continued use of the second dwelling for temporary residential purposes as described in the application would have any impact on the agricultural potential of either the subject or adjoining properties.

IT WAS

MOVED BY: Commissioner R. Bullock

SECONDED BY: Commissioner S. Pranger

THAT the application 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 # 155/2012