



**Agricultural Land Commission**  
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[www.alc.gov.bc.ca](http://www.alc.gov.bc.ca)

February 6, 2013

ALC File: #52855

Pitt Meadows Golf Club  
13615 Harris Road  
Pitt Meadows, BC  
V3Y 2R8

**Attention: Mike Pierce, General Manager**

Dear Mr. Pierce,

**Re: Application to Place Fill on Land in the Agricultural Land Reserve (ALR)**

Please find attached the Minutes of Resolution #416/2012 as it relates to the above noted application.

Further correspondence with respect to this application is to be directed to Eamonn Watson ([Eamonn.Watson@gov.bc.ca](mailto:Eamonn.Watson@gov.bc.ca)).

Yours truly,

PROVINCIAL AGRICULTURAL LAND COMMISSION

Per:

A handwritten signature in dark ink, appearing to be 'Brian Underhill', written over a horizontal line.

Brian Underhill, Executive Director

Enclosure: Minutes of Resolution #416/2012

cc: City of Pitt Meadows (File No.: 4520-08/13615 Harris Road)

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## MINUTES OF THE PROVINCIAL AGRICULTURAL LAND COMMISSION

A meeting was held by the Provincial Agricultural Land Commission on November 21, 2012 at the offices of the Commission located at #133 – 4940 Canada Way, Burnaby, B.C. as it relates to Application #52855.

### COMMISSION MEMBERS PRESENT:

Richard Bullock	Chair
Jennifer Dyson	Vice-Chair
Gordon Gillette	Vice-Chair
Sylvia Pranger	Vice-Chair
Bert Miles	Commissioner
Jim Johnson	Commissioner
Jerry Thibeault	Commissioner
Lucille Dempsey	Commissioner
Denise Dowswell	Commissioner
Jim Collins	Commissioner

### COMMISSION STAFF PRESENT:

Eamonn Watson	Land Use Planner
Brian Underhill	Executive Director

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### PROPOSAL

To place fill to redevelop the existing driving range. The proposed volume of fill is approximately 39,600 m<sup>3</sup> over a 2.4 ha project area with an average depth of approximately 2.0 metres. (Submitted pursuant to section 20(3) of the *Agricultural Land Commission Act*)

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### PROPERTY INFORMATION:

**Owner:** Pitt Meadows Golf Club

**Legal:** PID: 009-314-288  
Lot 31, Section 13, Block 6 North, Range 1 East, New Westminster District, Plan 23178

**Location:** 13615 Harris Road, Pitt Meadows, BC

**Size:** 11.6 ha

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### LEGISLATIVE CONTEXT FOR COMMISSION CONSIDERATION

Section 6 (Purposes of the commission) of the *Agricultural Land Commission Act* states:

6 The following are the purposes of the commission:

(a) to preserve agricultural land;

- (b) to encourage farming on agricultural land in collaboration with other communities of interest; and
  - (c) 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.
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## COMMISSION CONSIDERATION

After considering the information the Commission concluded as follows:

1. The Pitt Meadows Golf Course driving range has existed on the subject property since prior to the introduction of the Agricultural Land Reserve (ALR) in 1972.

**Conclusion:**

The Commission has no objections to ongoing maintenance associated with the golf course. However, the Commission does not believe the proposed driving range redevelopment constitutes maintenance.

2. The placement of fill on Agricultural Land Reserve land within the context of the Commission's mandate to preserve agricultural land.

**Conclusion:**

The placement of fill can have short and long term negative impacts on agricultural land. Although the subject property is currently a golf course it remains in the ALR. Therefore, the Commission must consider the long term potential that this property may be converted back to agricultural productions. As a result, the Commission believes that although it supports the ongoing maintenance of the golf course, it does not support the use, of what it believes to be, excessive fill for the primary purpose of re-landscaping the driving range.

3. Potential impact to adjacent land owners in the ALR.

**Conclusion:**

The Commission reviewed the "*Hydrologic Assessment*" prepared by Madrone Environmental Services Ltd. Although this report demonstrates that proposed fill placement would have little additional impact on the local drainage system and adjacent land owners, the Commission believes a substantially lesser amount of fill would further aid in reducing any potential risk of negative impacts on adjacent land owners and agricultural operations.

## IT WAS

**MOVED BY:** Commissioner Thibeault  
**SECONDED BY:** Commissioner Pranger

THAT the request to place fill be refused as proposed, but the proposed driving range redevelopment be approved in principle subject to the following conditions:

1. The submission of a revised fill placement plan, prepared by a qualified professional, with reduced fill volumes and depths that utilizes the minimum amount of fill possible to address the drainage and operational concerns of the driving range;

2. The fill placement plan should provide information on the composition of imported soils, specifically; the imported soils should be of agricultural quality; and
3. Submission of revised soil volumes and depths in accordance with the guidance provided herein in the form of accurate cross section profiles of the driving range showing before and after contours.

**CARRIED**  
**Resolution #416/2012**