



**Agricultural Land Commission**  
133-4940 Canada Way  
Burnaby, British Columbia V5G 4K6  
Tel: 604 660-7000  
Fax: 604 660-7033  
[www.alc.gov.bc.ca](http://www.alc.gov.bc.ca)

February 22, 2013

ALC File: #52941

Matt and/or Kori Wall  
29266 River Road,  
Abbotsford, BC  
V4X 2H2

Dear Mr. and/or Ms. Wall:

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

Please find attached the Minutes of Resolution #422/2012 as it relates to the above noted application. As agent, it is your responsibility to notify your client(s) accordingly.

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 black ink, appearing to be 'Brian Underhill', written over a horizontal line.

Brian Underhill, Executive Director

Enclosure: Minutes of Resolution #422/2012

cc: City of Abbotsford (File: 4520-55/SRP#1733)

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## MINUTES OF THE PROVINCIAL AGRICULTURAL LAND COMMISSION

A meeting was held by the Provincial Agricultural Land Commission on November 22, 2012 at the offices of the Commission located at #133 – 4940 Canada Way, Burnaby, B.C. as it relates to Application #52941.

### 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
Colin Fry	Executive Director

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**PROPOSAL** (Submitted pursuant to section 20(3) of the *Agricultural Land Commission Act*)

To place up to 7,900 m<sup>3</sup> of soil over a 1.25 ha area to depths ranging from 0.5 to 2.0 metres.

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### PROPERTY INFORMATION:

**Owner:** D & R Wall Ltd. (Inc. No. 266937)

**Legal:** PID: 010-890-335  
Lot 4, Except: Firstly: Parcel "D" (Statutory Right of Way Plan 49907); Secondly: Part Dedicated Road on Plan 85254; District Lot 360, Group 2, New Westminster District, Plan 3164

**Location:** 28412 River Road, Abbotsford

**Size:** 28.8 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. To assess the agricultural capability of the property, the Commission referred in part to BC Land Inventory (BCLI) mapping, 'Land Capability Classification for Agriculture in B.C.' system. The improved agricultural capability ratings applicable to the subject property are:

Class 1 – Land in this class either has no or only very slight limitations that restrict its use for the production of common agricultural crops;

Class 2 – Land in this class has minor limitations that require good ongoing management practices or slightly restricts the range of crops, or both; and

Class 3 – Land in this class has limitations that require moderately intensive management practices or moderately restrict the range of crops, or both.

The BCLI mapping information also shows that a portion of the subject property contains organic soils. The subclass limitations are (D) undesirable soil structure, (L) degree of decomposition (permeability) and (W) excess water.

**Conclusion:**

The property is comprised of land with good agricultural capability and is currently in agricultural production.

**Conclusion:**

The subject property, specifically the proposed project area, suffers from annual flooding from the Fraser River that creates a farm management challenge.

2. With regard to the agricultural suitability of the property the Commission noted that the majority of the land is actively used to support soil bound agriculture and livestock.

**Conclusion:**

The property is suitable for agricultural use.

**Conclusion:**

Despite the agricultural use of the majority of the subject property, the proposed project area is limited by annual flooding which reduces the ability to utilize this area in a manner consistent with the remainder of the subject property. The placement of a modest amount of fill (as proposed) will improve the project area and encourage the increased agricultural use of the proposed project area.



**IT WAS**

**MOVED BY:           Commissioner Miles**  
**SECONDED BY:       Commissioner Collins**

THAT the request to place fill be approved subject to the following conditions:

1. Filling must be in substantial compliance with the drawings and calculations submitted with the application;
2. The total volume of imported fill must not exceed 7,900 m<sup>3</sup>;
3. Filling and associated activities must be completed within one (1) year from the date of the decision letter communicating this decision;
4. Fill material must be of a good agricultural quality and be free of contaminants;
5. Soil must not be stripped, moved, stockpiled or replaced during conditions of adverse soil moisture content. The movement or manipulation of soil must be done when the soil is below field capacity. There must be no movement or manipulation of soil when the soil is frozen or powdery dry;
6. No soil material will be removed from the subject property;
7. The Commission must be notified of the start of work on the subject property;
8. The submission of a closure report, which should include photos of the project area, upon completion of the project.

AND THAT approval to place fill on the subject property is granted for the sole benefit of the applicant and in non-transferable.

AND FINALLY THAT 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 #422/2012**