



**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 15, 2017

ALC File: 55378

MMM Group Ltd.  
1045 Howe Street Suite 700  
Vancouver, BC V6Z 2A9

Attention: Valentino Tjia

**Re: Application to Conduct a Non-Farm Use in the Agricultural Land Reserve (ALR)**

Please find attached the Reasons for Decision of the South Coast Panel (Resolution #32/2017) as it relates to the above noted application. A sketch plan depicting the decision is also attached. As agent, it is your responsibility to notify the applicant accordingly.

**Reconsideration of a Decision as Directed by the ALC Chair**

Please note that pursuant to [s. 33.1 of the \*Agricultural Land Commission Act\*](#), the Chair may direct the Executive Committee to reconsider any panel decision if, within 60 days from the date of this decision, he considers that the decision may not fulfill the purposes of the commission as set out in s. 6, or does not adequately take into consideration s. 4.3.

You will be notified in writing if the Executive Committee is directed to reconsider your decision. The Commission advises you to take this 60 day period into consideration prior to proceeding with any actions upon this decision.

**Reconsideration of a Decision by an Affected Person**

We draw your attention to [s. 33\(1\) of the \*Agricultural Land Commission Act\*](#) which provides a person affected the opportunity to submit a request for reconsideration.

33(1) On the written request of a person affected or on the commission's own initiative, the commission may reconsider a decision of the commission under this Act and may confirm, reverse or vary it if the commission determines that:

- (a) evidence not available at the time of the original decision has become available,
- (b) all or part of the original decision was based on evidence that was in error or was false.

For further clarity, s. 33.1 and s. 33(1) are separate and independent sections of the *Agricultural Land Commission Act*.

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

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Yours truly,

PROVINCIAL AGRICULTURAL LAND COMMISSION

A handwritten signature in black ink, appearing to read 'KMARK', written in a stylized, cursive script.

Kamelli Mark, Land Use Planner

Enclosures: Reasons for Decision (Resolution #32/2017)  
Sketch plan

cc: City of Pitt Meadows (File: RP102)

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## **AGRICULTURAL LAND COMMISSION FILE 55378**

### **REASONS FOR DECISION OF THE SOUTH COAST PANEL**

**Application submitted pursuant to s. 20(3) of the *Agricultural Land Commission Act***

**Applicant:** Pitt Meadows Airport Society, Inc.  
(the “Applicant”)

**Agent:** Valentino Tjia  
(the “Agent”)

**Application before the South Coast Regional Panel:** William Zylmans, Panel Chair  
Satwinder Bains



## **THE APPLICATION**

[1] The legal description of the property involved in the application is:

Property 1:

Parcel Identifier: 000-719-595

Lot 59 Except: Part on Plan BCP9734 Sections 2, and 3 and Parts of Section 9, 10, 11, and 14, Block 5, North Range 1 East, New Westminster District Plan 42375

Civic Address: 18300 Ford Road, Pitt Meadows BC

Area: 160.9 ha

Property 2:

Parcel Identifier: 007-931-468

Parcel A, Sections 3, 4, 9 and 10, Block 5, North Range 1 East, New Westminster District Plan 74965

Civic Address: N/A

Area: 8.6 ha

(collectively the “Properties”)

[2] The Properties are located within a designated agricultural land reserve (“ALR”) as defined in s. 1 of the *Agricultural Land Commission Act* (the “ALCA”).

[3] The Properties are located within Zone 1 as defined in s. 4.2 of the ALCA.

[4] Pursuant to s. 20(3) of the ALCA, the Applicants are applying for a non-farm use to deposit 9200 m<sup>3</sup> of fill over 0.4 ha in order to extend the length of the existing airport runway by 83 metres and to replace and upgrade existing airport electrical facilities (the “Proposal”). The Proposal along with supporting documentation is collectively the application (the “Application”).





**RELEVANT STATUTORY PROVISIONS**

[5] The Application was made pursuant to s. 20(3) of the *ALCA*:

20(3) An owner of agricultural land or a person with a right of entry to agricultural land granted by any of the following may apply to the commission for permission for a non-farm use of agricultural land.

[6] The Panel considered the Application within the context of s. 6 of the *ALCA*. The purposes of the Agricultural Land Commission (the “Commission”) set out in s. 6 are as follows:

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.

**EVIDENTIARY RECORD BEFORE THE PANEL**

[7] The Panel considered the following evidence:

1. The Application
2. Local government documents
3. Previous and relevant application history
4. Agricultural capability map, ALR context map and satellite imagery

All documentation noted above was disclosed to the Agent in advance of this decision.



[8] At its meeting of July 6, 2016, the City of Pitt Meadows resolved to “[f]orward a copy of Council’s authorization of the fill deposit permit for 18300 Ford Road and permit conditions to the Agricultural Land Reserve to inform their review”.

[9] The Panel reviewed three previous applications involving the Properties:

Application ID: 14654  
Legacy File: 32938  
(Pitt Meadows Airport Society,  
1999)

To include 21 ha of land for future agricultural use in conjunction with an application to exclude 58 ha of land from the ALR for airport related uses. The Commission did not feel that it was appropriate to allow the exclusion of the lands requested on the grounds of their agricultural capability. The Commission approved the inclusion of 21 ha into the ALR by ALC Resolution #649/99.

**Note: Application 14654 is specific to Property 1**

Application ID: 14655  
Legacy File: 32929  
(Pitt Meadows Airport Society,  
1999)

To exclude 58 ha of land from the ALR for airport related uses and to include 21 ha of land for future agricultural use. The Commission refused the application as submitted; however, the Commission was willing to permit the exclusion of the northern portion of area 10 (approximately 11 ha) at the time the runway extension is developed in future, subject to drainage improvements being made to area 5 to facilitate this area’s agricultural development and subject to the inclusion of the 21 ha area referred to in application O-32938. The application was refused as submitted by Resolution #594/99.

Reconsideration Request

The Commission received a request, dated February 21, 2000, from the applicant to reconsider Resolution #594/99. The Commission reviewed the reconsideration request and approved the relocation of the ALR boundary



to the north toe of the dyke, subject to the installation of a trespass fence and vegetative buffer to be located on the non-ALR side of the fence. The request for reconsideration was approved by ALC Resolution #110/2000.

**Note: Application 14655 is specific to Property 1**

Application ID: 51760  
(City of Pitt Meadows, 2011)

To request approval of a new and an existing recreational trail. The application was approved by Resolution #48/2011.

**Note: Application 51760 is specific to Property 2**

[10] The Panel reviewed three relevant applications relating to the Application:

Application ID: 15172  
Legacy File: 33098  
(Pitt Meadows Airport Society,  
2000)

To lease an area of 5 ha to be used for grazing in conjunction with the SPCA facilities proposed to be located outside the ALR. The application was approved by ALC Resolution #143/2000.

**Note: Application 15172 is located on the adjacent property to the east of Property 1.**

Application ID: 41766  
Legacy File: 35815  
(Pitt Meadows Airport Society,  
2005)

To place up to 355,000 m<sup>3</sup> of fill to improve the agricultural potential of the subject property. The application was approved by ALC Resolution #181/2005.

Reconsideration Request

The Commission received a request, dated June 21, 2010, from the applicant to reconsider Resolution #181/2005. The Commission had no objections to the



request to extend the approval to June 30, 2013. The request for reconsideration was approved by Resolution #2597/2010.

**Note: Application 41766 is located on the adjacent property to the east of Property 1.**

Application ID: 45163  
Legacy File: 38275  
(Pitt Meadows Airport Society,  
2008)

To extend the apron and stripway to provide aircraft access between the airport-industrial area and the new runway area in addition to a recreational trail. The application was approved by Resolution #674/2008.

**Note: Application 45163 is located on the adjacent property to the east of Property 1.**

## **SITE VISIT**

[11] The Panel, in the circumstances of the Application, did not consider it necessary to conduct a site visit to the Properties based on the evidentiary record associated with the Application.

## **FINDINGS**

[12] In assessing agricultural capability, the Panel referred in part to agricultural capability mapping and ratings. The ratings are identified using the BC Land Inventory (BCLI), 'Land Capability Classification for Agriculture in B.C.' system. The improved agricultural capability ratings identified on BCLI map sheet 92G/02g for the mapping units encompassing the Properties are Class 2 and Class 3, more specifically, 30% 2W, 20% (6:2T 4:2DT), 20% 2DWT, 10% 2DW, 5% O3LW, 10% 3DW, and 5% (6:2T 4:2DT).

O - indicates organic soils.

Class 2 - land is capable of producing a wide range of crops. Minor restrictions of soil or climate may reduce capability but pose no major difficulties in management.

Class 3 - land is capable of producing a fairly wide range of crops under good management practices. Soil and/or climate limitations are somewhat restrictive.

The limiting subclasses associated with this parcel of land are W (excess water), T (topographic limitations), D (undesirable soil structure), and L (degree of decomposition – permeability).

- [13] The Panel reviewed the BCLI ratings and find that the Properties are capable of supporting agriculture.
- [14] According to the Application, 72.3 ha of Property 1 is currently leased to farmers for agricultural production (primarily blueberries) and the remaining 88.6 ha of Property 1 is being utilized by the Pitt Meadows Airport for associated buildings, runways, and infrastructure; Property 2 is also being leased to farmers for blueberry production.
- [15] The Application states that the proposed runway extension is required to “*attract more private, commercial and corporate jets to the airport*” and that the extension will allow the airport to “*be competitive with other regional airports, and to attract itinerant users that may otherwise go elsewhere*”. While recognizing the agricultural capability of the Properties, the Panel acknowledges that the proposed expansion would provide economic benefits to the local municipality and surrounding areas. In addition, the Panel notes that any agricultural use of the proposal area of Property 2 is already limited due to the fact that the proposal area directly abuts the end of the existing airport runway.
- [16] With regards to the portion of the Proposal to replace and upgrade the existing electrical system which supports elements such as the airfield lighting and control system, the Applicant states that no new buildings or structures will be constructed to facilitate the upgrades. As such, the Panel has no concerns with this portion of the Proposal.

[17] The proposed 83 metre runway extension would require the deposition of 9200 m<sup>3</sup> of fill over 0.4 ha and would remove approximately 2.7 ha of the surrounding area of Property 2 from cultivation during construction. The Panel recognizes that it would not be practical for the Applicant to locate the proposed runway extension elsewhere due to the existing configuration of the runway infrastructure. As such, the Panel is amenable to the Proposal, provided that appropriate measures are taken to ensure that any impacts to existing agricultural operations are minimized and that any existing agricultural infrastructure (including, but not limited to, drainage and irrigation) is maintained and/or reinstated following the completion of construction.

### **DECISION**

[18] For the reasons given above, the Panel approves the Proposal for a non-farm use to deposit 9200 m<sup>3</sup> of fill over 0.4 ha in order to extend the length of the existing airport runway by 83 metres and to replace and upgrade existing airport electrical facilities.

[19] The Proposal is approved subject to the following conditions:

- a. the construction and location of the runway extension must be in substantial compliance with the plan submitted with the Application and the attached Sketch Plan;
- b. the construction and location of the electrical upgrades must be in substantial compliance with the plan submitted with the Application and the attached Sketch Plan;
- c. any affected agricultural infrastructure (including, but not limited to, drainage and irrigation) must be maintained and/or reinstated following the completion of construction;
- d. in consultation with a professional Agrologist, topsoil within the project footprint must be salvaged and relocated either within the affected parcel or to other ALR lands in accordance with the *ALCA* and Regulation; and,
- e. appropriate weed control must be practiced on all areas disturbed by the Proposal.

[20] 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.



[21] These are the unanimous reasons of the South Coast Panel of the Agricultural Land Commission.

[22] A decision of the Panel is a decision of the Commission pursuant to s. 11.1(5) of the *Agricultural Land Commission Act*.

[23] This decision is recorded as Resolution #32/2017 and is released on February 15, 2017.

**CERTIFICATION OF DECISION**

A handwritten signature in black ink, appearing to read 'W. Zylmans', is written over a horizontal line.

William Zylmans, Panel Chair, on behalf of the South Coast Panel

**END OF DOCUMENT**



ALC File #55378 (Pitt Meadows)  
Conditionally Approved Non-Farm Use  
ALC Resolution #32/2017

Contitionally approved 83 metre  
runway extension

83m  
EXTENSION

OMNI-DIRECTIONAL  
APPROACH LIGHTING  
(ODAL) SYSTEM

WIND CONE

PRECISION  
APPROACH PATH  
INDICATOR (PAPI)

EXISTING RUNWAY  
EDGE LIGHT

LED RUNWAY EDGE LIGHT

LED RUNWAY  
END LIGHT









12m  
EXTENSION

FIELD ELECTRICAL CENTRE  
(FEC) UPGRADE HOUSES  
LIGHTING CONTROL, CCR

LED RUNWAY  
END LIGHT

NEW CABLE RUNS TO  
THE FEC WITHIN  
EXISTING CONDUITS

LEGEND:

-  RUNWAY EXTENSION
-  ODALS - OMNI-DIRECTIONAL APPROACH LIGHTING SYSTEM
-  LIA - LOW-INTENSITY APPROACH LIGHT (EXISTING)
-  LED RUNWAY EDGE LIGHT
-  LED RUNWAY THRESHOLD/END LIGHT
-  PAPI - PRECISION APPROACH PATH INDICATOR
-  WIND CONE
-  ELECTRICAL CONDUIT TO TOWER