



Agricultural Land Commission
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December 15, 2005

Reply to the attention of Gordon Bednard

Annette Scott and Edward Estok
17056-62nd Avenue
Surrey, BC - V3S 1W6

Dear Sir/Madam:

Re: Application # O-36321
PID: 013-378-511
North West Quarter of the South East Quarter Section 7, Township 15,
New Westminster District

The Provincial Agricultural Land Commission (the "Commission") has now concluded its review of your application to subdivide the subject 15.6 ha property into 7 lots of 2.0 to 3.2 ha each. The application was submitted pursuant to section 21(2) of the *Agricultural Land Commission Act* (the "ALCA").

The Commission wishes to thank Dave Selvey and Tamara Leginus for taking the time to meet with its representatives on December 6, 2005 at the property. The Commission found the meeting and site visit informative. In particular, the Commission noted the ravine which traverses the property and the large number of 2-3 ha lots which surround the subject lands.

The Commission writes to advise that it approved your application subject to:

- the subdivision being in substantial compliance with the attached plan.
- compliance 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. The Commission suggests you contact the District of Maple Ridge at your earliest convenience.

The decision noted above is recorded as Resolution # **654/2005**.

Please send two (2) paper prints of the final survey plans to this office well in advance of commencing registration at the Land Titles Office. When the Commission confirms that the subdivision plan is acceptable and verifies that all conditions of approval have been met it will authorize the Registrar of Land Titles to accept the application for deposit of the plan. Please quote your application number in any future correspondence.

Yours truly,
PROVINCIAL AGRICULTURAL LAND COMMISSION

Per:

Erik Karlsen, Chair

cc: District of Maple Ridge - Attn: Terry Fryer (# 3060-20/ALRA1)
Dave Selvey & Tamara Leginus, 27046-108th Avenue, Maple Ridge V2W 1R4
GB/lv/Encl./36321d1

Provincial Agricultural Land Commission

Application: O-36321

Resolution # 654/2005



Subject property.

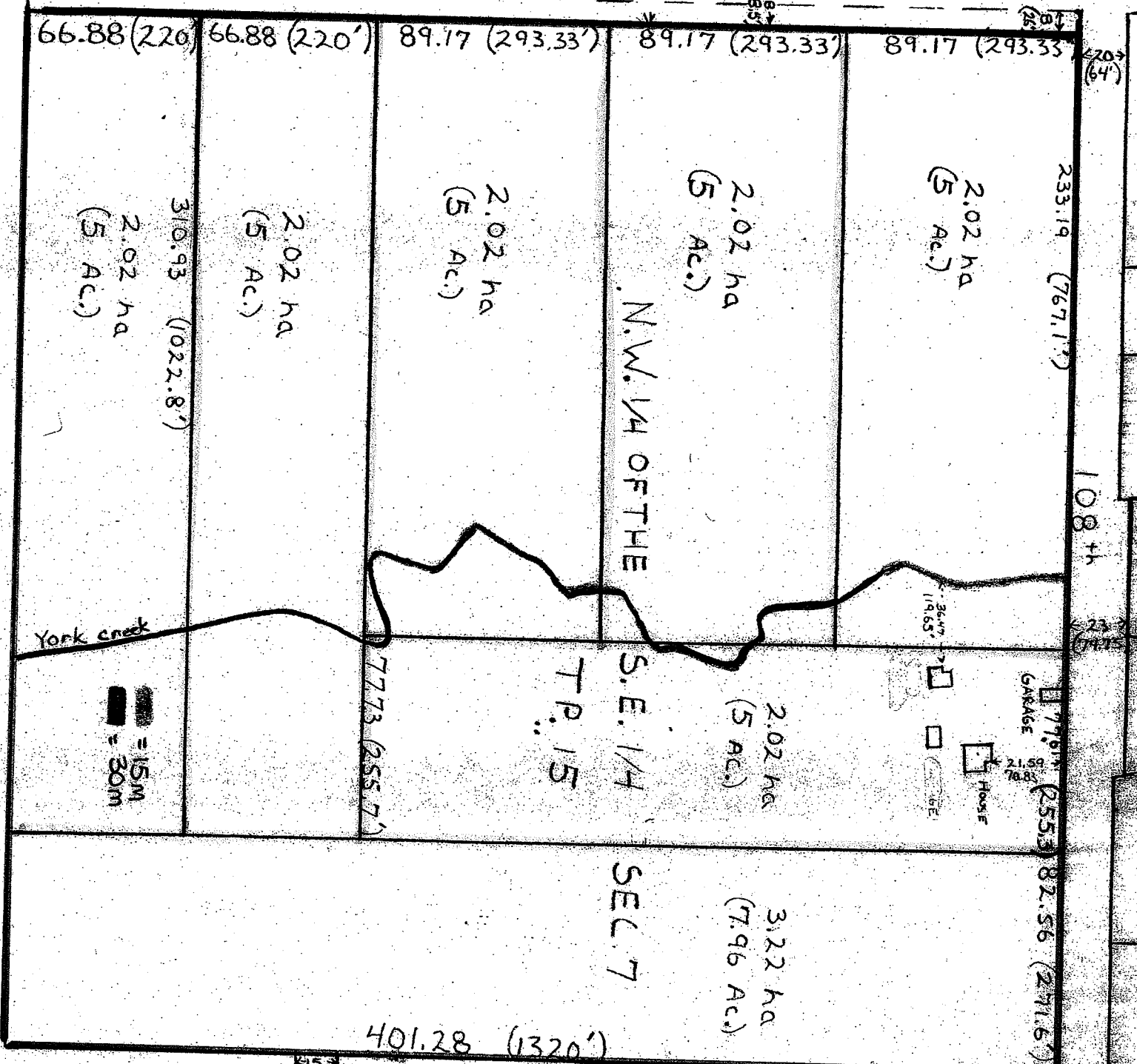


Approved subdivision within the ALR.

REM. OF S. 1/4
OF N. 1/2
OF N. E. 1/4

RETT OF N. 3/4 OF N. 1/2
OF N. E. 1/4
S. W. 1/4 SEC. 7

268 ST



17
PLAN
43353

106 th

Selvey
Park

REM. PCL 1
REF. PLAN
7842

REF.
PLAN
12070

MINUTES OF THE PROVINCIAL AGRICULTURAL LAND COMMISSION

Minutes of a meeting held by the Provincial Agricultural Land Commission (the "Commission") on December 7, 2005 at the offices of the Commission located at #133 – 4940 Canada Way, Burnaby, B.C.

PRESENT: Peter Dhillon Chair
 Carol Paulson Commissioner
 Walter Dyck Commissioner

STAFF: Gordon Bednard, Regional Research Officer

For Consideration

Gordon Bednard presented his staff report dated November 23, 2005 regarding application #O- 36321.

Site Inspection

A site inspection was conducted on December 6, 2005. Those in attendance were:

- Commissioners Paulson & Dyck
- Agricultural Land Commission Staff: Gordon Bednard, Regional Research Officer and Tony Pellett, Planner
- Dave Selvey and Tamara Leginus

The Commission viewed the property and discussed the application with the agents.

Commissioner Eligible to Vote

Commissioner Dhillon was not present at the site inspection and confirms that he is eligible to vote on the application as he was given a summary of the site inspection.

Commission Discussion

The Commission considered that given the nature of the soils based on soil analysis done by RBF Associates, and the ravine which cuts through the property, the subdivision of the property would not negatively affect the agricultural utility of the land.

IT WAS

MOVED BY: Commissioner Walter Dyck
SECONDED BY: Commissioner Carol Paulson

THAT the staff report be received and the application be approved as proposed.

This approval is subject to compliance with any other enactment, legislation or decision of any agency having jurisdiction.

CARRIED



Staff Report
Application # O – 36321
Applicant: Edward Estok / Annette Scott
Agent: Dave Selvey/ Tamara Leginus

DATE PREPARED: November 23, 2005

TO: Chair and Commissioners – South Coast Panel

FROM: Gordon Bednard, Regional Research Officer

PROPOSAL: To subdivide the subject 15.6 ha property into 7 lots of 2.0 to 3.2 ha each.

This application is made pursuant to section 21(2) of the *Agricultural Land Commission Act*.

BACKGROUND INFORMATION:

Staff has requested clarification on property ownership. It appears that the original owner has passed away and the executors are selling the property to the person acting as agent on the application.

Local Government:

Corporation of the District of Maple Ridge

Legal Description of Property:

PID: 013-378-511

North West Quarter of the South East Quarter Section 7, Township 15, New Westminster District

Location of Property:

SE corner of 268 St and 108 Avenue, (26892 - 108th Ave), Maple Ridge

Size of Property:

15.7 ha (The entire property is in the ALR).

Present use of the Property:

residence, 1/3 cleared, balance in forest

Surrounding Land Uses:

WEST: Rural residential properties outside of ALR
SOUTH: Large farm/forested property outside of ALR
EAST: Rural residential and hobby farms in ALR
NORTH: Rural residential and hobby farm uses in ALR

Agricultural Capability:

Data Source: Agricultural Capability Map # 92G/1e
The majority of the property is identified as having Prime Dominant ratings - class 2 and 3

Official Community Plan and Designation:

Agricultural

Zoning Bylaw and Designation:

RS-3
0.8 ha MLS w/ community water
2.0 ha MLS w/o community water

PREVIOUS APPLICATIONS:

NONE – little application activity in this area

LOCAL GOVERNMENT RECOMMENDATIONS/COMMENTS:

Authorized to proceed to the ALC for further consideration. – no specific recommendation

STAFF COMMENTS:

At this point, staff recommends an onsite inspection to ascertain if the agricultural capability ratings as shown on the mapping are reflective of the land quality. There is no indication that the property has been farmed, however properties in the area with similar capability ratings are in active agricultural use. This is a large parcel which could allow for a wide range of agricultural options, should the owner (or pending owner) choose to develop it for farming rather than residential subdivision.

PLANNER COMMENTS:

By Resolution #1068/1985, the Commission made planning decisions with respect to an ALR review of the District of Maple Ridge. For the ALR block northeast of Grant Hill, between 260 and 272 Streets, the resolution formally recognized the past policy and practice of allowing subdivision into 2 ha lots, stating that the "Commission does not support a standard subdivision policy for this area but will consider District position when considering any future applications for subdivision". Since 1985, there has been only one subdivision application in that block; by Resolution #125/1989, the Commission allowed that application to subdivide a 16 ha parcel into two 2 ha parcels, one 3.2 ha parcel, a road and an area for Regional Park use. That decision was influenced by the long term need to complete a road connection around the north side of Grant Hill. By Resolution #629/2000, the Commission endorsed the proposed Maple Ridge Rural Plan, which identified the same area for a "hobby farm / lifestyle use emphasis" with parcel sizes "to go down to 2 ha". Again, the Commission did not commit to allowing a uniform 2 ha parcel size. On 01 September 2004, the Commission received Brian French's agricultural suitability analysis of Maple Ridge. That material shows that the lands to the north and east of the subject parcel are generally glacio-marine (dominantly Whatcom) soils with gentle slopes and a generally southern aspect. To the south and west, the lands are non-ALR and are dominantly a moderately coarse to medium-textured glacial till with some pockets of Whatcom soils. On the subject property, the latter soil complex extends roughly to York Creek (and in the southern part of the parcel, where the creek falls into a gully, to the eastern edge of the York Creek gully). This is the largest extent of till soil anywhere in Maple Ridge's ALR; generally speaking, the till soils were omitted from the ALR. In his presentation, Brian French pointed out that some of the published agricultural capability ratings are too optimistic in the till as well as in Albion and Scat soils. High agricultural capability ratings are generally correct in Whatcom soils (which has the deepest æolian silt capping over glacio-marine soils, followed in order by Nicholson, Albion and Scat).

Although the Commission has carefully not committed to allowing 2 ha lots throughout the ALR block northeast of Grant Hill, the intent appears to have been to allow the Commission to identify and protect areas with highly suitable farmland such as that to the east of York Creek while allowing hobby farms and rural lifestyle choices on less suitable land such as the till complex west of York Creek.

END OF REPORT

Signature

Date