



Agricultural Land Commission
133-4940 Canada Way
Burnaby, British Columbia V5G 4K6
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May 3, 2007

Reply to the attention of Jennifer Carson
ALC File: O-37159
Your file: 1705-001

City of Surrey
14245 - 56th Avenue
Surrey, BC
V3X 3A2

Dear Madam/Sir:

Re: Application for Transportation Corridor the Agricultural Land Reserve

Please find attached the Minutes of Resolution # 151/2007 outlining the Commission's decision as it relates to the above noted application. It is your responsibility to notify the property owners accordingly.

Please send two (2) paper prints of the final survey plans to this office. When the Commission confirms that all conditions have been met, it will authorize the Registrar of Land Titles to accept registration of the plan.

Yours truly,

PROVINCIAL AGRICULTURAL LAND COMMISSION

Per:

Erik Karlsen, Chair

Enclosure: Minutes

JC/37159d1



MINUTES OF THE PROVINCIAL AGRICULTURAL LAND COMMISSION

A meeting was held by the Provincial Agricultural Land Commission on April 12, 2007 in Chilliwack, B.C.

PRESENT:	Sylvia Pranger	Chair, South Coast Panel
	Michael Bose	Commissioner
	John Tomlinson	Commissioner
	Tony Pellett	Staff
	Jennifer Carson	Staff

For Consideration

Application: # O- 37159
Applicant: City of Surrey
Proposal: Widen the existing two (2) lane arterial roadway (Highway 1A currently called Fraser Highway, formerly called Pacific Highway northwest of Highway 15 and Trans-Canada Highway on both sides of Highway 15) to four (4) lanes. Also part of the proposal is to construct a 3-4 metre wide multi-use pathway on south side of Highway 1A, and widen the existing two (2) lane bridge over the Serpentine River to four (4) lanes.

Legal:

1. PID: 009-352-465
Parcel "A" (Explanatory Plan 14315) of Lot 1, Plan 5364 and of Lot 1, Plan 10615 both in Section 19, Township 8, New Westminister District, EXCEPT Firstly: Part subdivided by Plan 38942, Secondly: Part road Plan LMP31860
2. PID: 013-230-611
Part North East 1/4, Section 19, Township 8, New Westminister District lying to the South West of the Pacific Highway shown on Plan 5354, EXCEPT Firstly: Part dedicated road on Plan LMP31860, Secondly: Part dedicated on Plan BCP21780
3. PID: 010-445-595
Lot 1, Section 19, Township 8, New Westminister District, Plan 21391, EXCEPT Firstly: Part now Highway SRW Plan 46358, Secondly: Part dedicated road on Plan BCP21780, Thirdly: Part dedicated road on Plan BCP23048
4. PID: 010-445-617
Lot 2, Section 19, Township 8, New Westminister District, Plan 21391, EXCEPT Firstly: Part now Highway SRW Plan 46358, Secondly: Part dedicated road on Plan BCP21780
5. PID: 013-230-999
Parcel "A" (Reference Plan 3999) of South West 1/4, Section 20, Township 8, New Westminister District, EXCEPT Firstly: Part on Statutory R/W Plan 4500, Secondly: Part dedicated road on Plan BCP14696, Thirdly: Part dedicated road on Plan BCP22116
6. PID: 008-544-867
Lot 13, Section 19, Township 8, New Westminister District, Plan 38942, EXCEPT Firstly: Parcel B (Bylaw Plan 86861), Secondly: Part dedicated road on Plan BCP21780

Location: Surrey, B.C.

Site Inspection

A site inspection was conducted on April 11, 2007. Those in attendance were:

- Sylvia Pranger Chair, South Coast Panel
- Michael Bose Commissioner
- Erik Karlsen Commissioner
- Tony Pellett Staff
- Jennifer Carson Staff

The Commissioners and staff stood beside Highway 1A at the intersection of Highway 15 and surveyed the proposal. Background information was provided by ALC Staff.

Commissioner Eligible to Vote

Commissioner Tomlinson was not present at the site inspection. It was confirmed that a summary of the site inspection was provided thus establishing the Commissioner's eligibility to vote on the application.

Context

The proposal was weighed against the purposes of the Commission as stipulated in section 6 of the *Agricultural Land Commission Act* (the "Act"). They 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.

Discussion

Assessment of 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 improved classification of the agricultural capability of the soil of the subject properties is

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

Class O3 – Land in this class has limitations that require moderately intensive management practices or moderately restrict the range of crops, or both.

Subclasses

N	salinity	D	undesirable soil structure
T	topography	W	excess water

Organic Soils - Organic soils are grouped into seven classes, designated as O1 to O7. The organic soil class definitions are equivalent in terms of their relative capabilities and limitations for agricultural use to those defined for mineral soil.

Subclasses

L	degree of decomposition – permeability	W	excess water
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Assessment of Impact on Agriculture

The Commission also assessed the impact of the proposal against the long term goal of preserving agricultural land.

It was noted that the affected parcel east of Highway 15 is already receiving mitigation under a separate widening project for Highway 15. Mitigation under that project appears to be accommodating the level of mitigation which might otherwise have been made a requirement for widening Highway 1A.

It was noted that all five affected parcels west of Highway 15 are part of the Surrey Golf Club. The original golf use predated the ALR but in 1993 the Commission retroactively approved the use of the first two parcels in the list of legal descriptions for a public 9-hole golf course which had been constructed in 1984 without approval from Surrey or the Commission. Approval was based in part on the advice of an agrologist that the land could be returned to agriculture and was made subject to the ALR portion of the course being confined to the two parcels (#1 and #2 on the list of affected parcels). Expansion onto other ALR land would require a new application. To the extent that the highway widening project affects golf course facilities or infrastructure which cannot be replaced in the existing 9-hole golf course parcels, a further application may be required. Given that those impacts would reduce the likelihood of future agriculture use of the two parcels, mitigation would be appropriate.

Conclusions

1. That the lands under application have agricultural capability and are appropriately designated as ALR.
2. That the lands under application are suitable for agricultural use.
3. That the proposal will impact agriculture.
4. That general mitigation could be made available by mirroring the exceptional manner in which the Highway 15 project was managed in permitted dumping sites under the supervision of an agrologist.
5. That some specific mitigation is already available to the lands east of Highway 15.
6. That specific mitigation of the effect on the lands currently used as a 9-hole golf course is required.

IT WAS

MOVED BY: Commissioner Tomlinson
SECONDED BY: Commissioner Pranger

THAT the application be allowed with conditions;

AND THAT the approval be subject to the following conditions:

- the highway widening and multi-use pathway construction project being in substantial compliance with the plan submitted with the application;
- soil management being conducted under the supervision of an agrologist, to the benefit of farm parcels affected by the current widening project or in cooperation with soil management on the Highway 15 widening project;
- the City of Surrey submitting a mitigation proposal satisfactory to the Commission in relation to the lands currently developed as a 9-hole golf course. Such mitigation could include consolidation of the two parcels or could be incorporated into a larger mitigation package.

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 # 151/2007



Staff Report
Application # O – 37159
Applicant: City of Surrey

DATE RECEIVED: January 09, 2007

DATE PREPARED: March 27, 2007

TO: Chair and Commissioners – South Coast Panel

FROM: Jennifer Carson, Land Use Planner

PROPOSAL: Widen the existing two (2) lane arterial roadway (Fraser Highway) to four (4) lanes. Also part of the proposal is to construct 3-4 metre wide multi-use pathway on south side of Fraser Highway, and widen existing two (2) lane bridge over the Serpentine River to four (4) lanes. This application is made pursuant to Part 4 Section 6 of BC Regulation 171/2002 (*Agricultural Land Reserve Use, Subdivision and Procedure Regulation*).

BACKGROUND INFORMATION:

This application involves part of a Greater Vancouver Transportation Authority (“TransLink”) project aimed at widening the Fraser Highway as needed to relieve existing congestion across the Serpentine lowland. The construction is being undertaken by the City of Surrey on behalf of TransLink. Construction is already substantially under way without Commission authorization because of a lack of communication as to which agency was to make application. (Reportedly, each agency thought the other had taken care of it.) The lack of Commission involvement was flagged by the Surrey AAC 08 September 2005, but the AAC concern was reportedly not forwarded to the City engineering staff directly involved with the project.

This project also ties in with the widening of Highway 15 under the Federal “Border Infrastructure Fund”. The Commission was closely involved with that project and the Agrologist for that project still reports regularly to Commission staff. Remedial works on the parcel east of Highway 15 are still ongoing under the previous project, and the Agrologist reports that Fraser Highway widening issues on that parcel are already being resolved through the Federal funding. To the west of Highway 15, the Fraser Highway widening involves only the Surrey Golf Course. Apart from these two parcels, no other ALR land is involved.

Local Government:

The Corporation of the City of Surrey

Legal Description of Properties:

1. PID: 009-352-465
Lot 1, Parcel A, Explanatory Plan 14315, New Westminster District, Plan 5364, and of Lot 1, Plan 10615 Except Firstly: Part subdivided by Plan 38942, Secondly: Part road Plan LMP31860, Section 19, Township 8

2. PID: 013-230-611
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3. PID: 010-445-595
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Lot 2, Section 19, Township 8, New Westminster District, Plan 21391, Except Firstly: Part now Highway SRW Plan 46358, Secondly: Part dedicated road on Plan BCP21780
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Lot 13, Section 19, Township 8, New Westminster District, Plan 38942, Except Firstly: Parcel B (Bylaw Plan 86861), Secondly: Part dedicated road on Plan BCP21780

Location of Properties:

Surrey, B.C.

Size of Properties:

0.98 ha of the properties within the ALR are to be affected by the proposal

Present use of the Properties:

Properties are within the ALR and use varies.

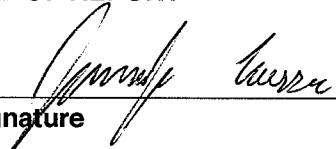
Agricultural Capability:

Data Source: Agricultural Capability Map # 92G.017
The majority of the property is identified as having Prime Dominant ratings.

ATTACHMENTS:

1. ALC Context Map
2. Agricultural Capability Map
3. Airphoto Map
4. Reference Plan of Proposed Road Widening

END OF REPORT



Signature

March 28, 2007

Date