



Agricultural Land Commission
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August 8, 2007

Reply to the attention of Jennifer Carson
ALC File: # O - 37480

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

Dear Mr. Long:

Re: Application for Non-Farm Use in the Agricultural Land Reserve
Your File: #4800-055

Please find attached the Minutes of Resolution # 347/2007 outlining the Commission's decision as it relates to the above noted application. As agent, it is your responsibility to notify your client(s) accordingly.

Yours truly,

PROVINCIAL AGRICULTURAL LAND COMMISSION

Per:

Erik Kansen, Chair

Enclosure: Minutes

JC/lv/37480d1



MINUTES OF THE PROVINCIAL AGRICULTURAL LAND COMMISSION

A meeting was held by the Provincial Agricultural Land Commission on July 10, 2007 in Surrey, B.C.

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

For Consideration

Application: # O- 37480
Applicant: City of Surrey
Proposal: Non-farm use on six (6) parcels, in order to improve drainage of the agricultural lowlands in the catchments identified as Eugene Creek. The drainage improvements comprise a dyked drainage channel and appurtenant works including maintenance access, large culverts crossing Colebrook Road, Burlington Northern Santa Fe Railway and Highway #99 complete with modifications to existing flood box outfall at Mud Bay.

Legal:

1. PID: 012-975-991
Parcel D, District Lot 51A, Reference Plan 6959, New Westminister District Group 2, Except Firstly: Part Subdivided By Plan 11417, Secondly: Parcel "One" (Reference Plan 35431)
2. PID: 026-637-634
Lot 1, New Westminister District, Except Part in Parcel A (Plan BCP26043), District Lot 51A, Plan BCP23072
3. PID: 026-080-176
Lot 1, District Lot 51A, New Westminister District Group 2, Plan BCP
4. PID: 009-206-817
Lot 10, New Westminister District Group 2, Except Parcel A (Reference Plan 38607), District Lot 243, Plan 24717
5. PID: 009-186-824
District Lot 51A, New Westminister District, Except Firstly: Part on Plan 10769, Secondly: Parcel "A" (Reference Plan 6311), Thirdly: Parcel "D" (Reference Plan 6959), Fourthly: Part on Plan 4731, Fifthly: Parcel "G" (Reference Plan 6890)
6. District Lot 493, New Westminister District Group 2

Location: Eugene Creek Diversion and Colebrook Road, Surrey

Site Inspection

A site inspection was conducted on July 10, 2007. Those in attendance were:

- Sylvia Pranger Chair, South Coast Panel
- Michael Bose Commissioner
- John Tomlinson Commissioner
- Tony Pellett Staff
- Jennifer Carson Staff
- Harry Long City of Surrey Project Supervisor
- Jim Dumont Engineer with the City of Surrey

Harry Long and Jim Dumont met with the Commission on the subject property to discuss the application. They explained that the City requires more capacity for drainage and the proposal exceeds ARDSA requirements. The current proposal would flood approximately 2.6 ha of farm property. The property has some peat on it and is influenced by tides. As a result, Mr. Long explained that it was better to go with an open channel as it would mean less maintenance. The permission from the property owners to flood the farm property has already been obtained by the City of Surrey. Trespassing on dykes was discussed and it was discussed that fences on both sides of the dyke was proposed. It was observed that there were already trees buffering one side of the dyke. When asked about the benefit the proposal would have to agriculture, Mr. Long responded that it will improve drainage for farmlands that are upstream from the dyke.

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.

Conclusion

That the proposal will have an overall positive impact on agriculture.

IT WAS

MOVED BY: Commissioner Pranger

SECONDED BY: Commissioner Tomlinson

THAT the application be allowed subject to the City prohibiting public access to dykes

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 # 347/2007



Staff Report
Application # O – 37480
Applicant: City of Surrey

DATE RECEIVED: June 06, 2007

DATE PREPARED: June 20, 2007

TO: Chair and Commissioners – South Coast Panel

FROM: Jennifer Carson, Land Use Planner

PROPOSAL: Non-farm use on six (6) different parcels, in order to improve drainage of the agricultural lowlands in the catchments identified as Eugene Creek. The drainage improvements comprise a dyked drainage channel and appurtenant works including maintenance access, large culverts crossing Colebrook Road, Burlington Northern Santa Fe railway and Highway #99 complete with modifications to existing flood box outfall at Mud Bay. This application is made pursuant to section 20(3) of the *Agricultural Land Commission Act*.

BACKGROUND INFORMATION:

Local Government:

The Corporation of the City of Surrey

Legal Description of Properties:

1. PID: 012-975-991
Parcel D, District Lot 51A, Reference Plan 6959, New Westminister District Group 2, Except Firstly: Part Subdivided By Plan 11417, Secondly: Parcel "One" (Reference Plan 35431)
2. PID: 026-637-634
Lot 1, New Westminister District, Except Part in Parcel A (Plan BCP26043), District Lot 51A, Plan BCP23072
3. PID: 026-080-176
Lot 1, District Lot 51A, New Westminister District Group 2, Plan BCP
4. PID: 009-206-817
Lot 10, New Westminister District Group 2, Except Parcel A (Reference Plan 38607), District Lot 243, Plan 24717
5. PID: 009-186-824
District Lot 51A, New Westminister District, Except Firstly: Part on Plan 10769, Secondly: Parcel "A" (Reference Plan 6311), Thirdly: Parcel "D" (Reference Plan 6959), Fourthly: Part on Plan 4731, Fifthly: Parcel "G" (Reference Plan 6890)
6. District Lot 493, New Westminister District Group 2

Location of Properties:

Eugene Creek Diversion and Colebrook Road, Surrey

Present use of the Properties:

All properties are not currently being farmed and are in a native vegetative state.

LOCAL GOVERNMENT RECOMMENDATIONS/COMMENTS:

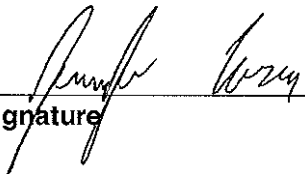
Agricultural Advisory Committee:

Does not endorse the use of drainage routes for public access to linear parks, however with the agreement of the landowner, the AAC are encouraged by the GVRD and City of Surrey's Parks department's efforts to find a safe, connective route from the sanitary sewer right of way to Mud Bay Park through the Eugene Creek right-of-way; and
The AAC agrees in principle, and endorses the one-time exception to the practice of not allowing public access through agricultural lands to linear parks, and look forward to seeing further development of this project being brought back to the AAC for review; and
The AAC would encourage the GVRD to work with the landowners along the sanitary sewer right-of-way to secure this and possibly some additional lands, as environmental greenways.

ATTACHMENTS:

1. Aerial Photograph

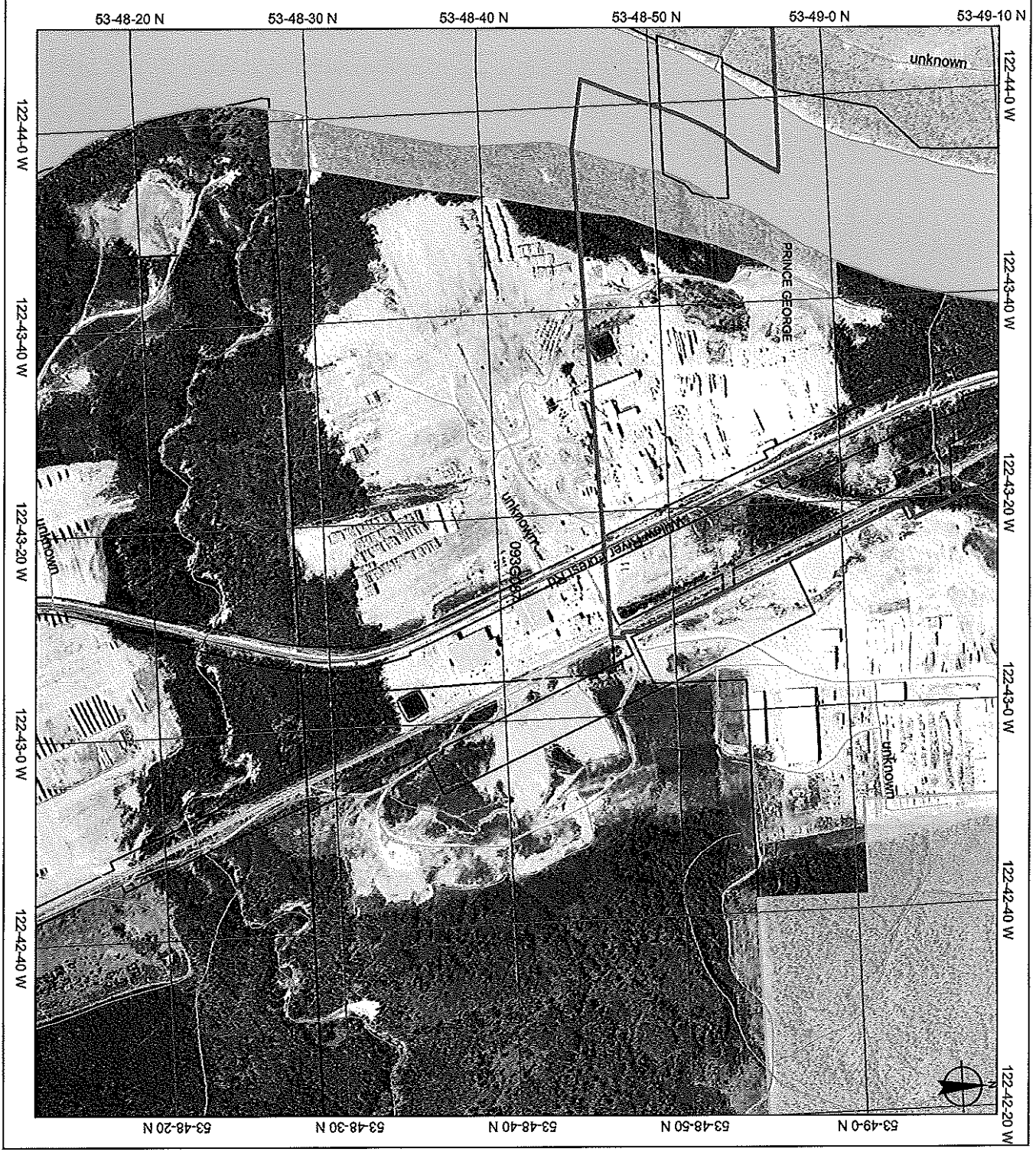
END OF REPORT



Signature

June 27, 2007

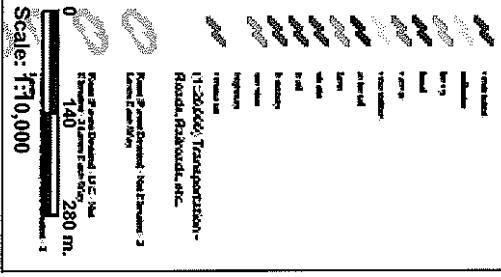
Date



MapBC Mapping

Legend

ICBC's Capital Road Atlas -
Prinsep, Vancouver



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Disclaimer: Names, Areas, Equal Area Charts

Key Map of British Columbia

