



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

July 15, 2008

Reply to the attention of Ron Wallace
ALC File: O-37277

City of Surrey
14245 - 56th Avenue
Surrey, BC V3X3A2

Attention: K.D. Zondervan, M. Eng., P.Eng.

Re: Application for Transportation Corridor the Agricultural Land Reserve

Please find attached the Minutes of Resolution # 388/2008 outlining the Commission's decision as it relates to the above noted application.

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:

A handwritten signature in black ink, appearing to read 'Erik Karlsen', is written over a light blue horizontal line.

Erik Karlsen, Chair

Enclosure: Minutes



A meeting was held by the Provincial Agricultural Land Commission on June 17, 2008 at the offices of the Commission located at #133 – 4940 Canada Way, Burnaby, B.C.

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

For Consideration

Application: # O-37277
Applicant: City of Surrey
Proposal: To reconsider the Commission's previous decisions to refuse the widening of 32nd Avenue onto agricultural land. The proposal is to widen 32 Avenue along its northern side from 160 Street to 168 Street requiring approximately 2 ha of ALR land for safety and capacity improvements.
Legal: PID: 011-305-924
Location: Lot 9, Section 25, Township 1, New Westminster District, Plan 8431
32 Ave and 168 Street

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

It is noted that the Commission has considered and refused this application on two previous occasions due to the adverse impact to agriculture with the use of good agricultural land for this development.

On May 9, 2008 the Commission received a new request for reconsideration of this application. This letter provided more background information regarding the specifics of the project, the Engineering rationale for the proposed design, and the broader context for the project as it relates to agricultural impact.

The letter discussed the current and long term plan to manage traffic growth in the region and in the case of 32 Avenue to improve east-west flow along this corridor in order to divert commuter traffic from 40 Avenue which is almost completely contained

within the ALR. As this project is to utilize an arterial road along the edge of the ALR it will assist in minimizing the associated negative impacts to important farming roads such as 40 Avenue.

Regarding the Commission's desire to see the widening of the road be done on the south side of 32 Avenue as this area is not within the ALR, the City indicated its long-standing and well-accepted standard practice for arterial widening land and dedication be done through even distribution on either side of the centerline. This has been the most equitable method of reducing the perceived burden that arterial widening projects possess.

The Commission concurred with this rationale and supported the proposed project to widen 32 Avenue as outlined in the application.

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 agricultural capability of the soil of the subject property is

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

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

Assessment of Agricultural Suitability

The Commission assessed whether the external factors such as encroaching non-farm development have caused or will cause the land to become unsuitable for agriculture. The Commission does not believe there are external factors that render the land unsuitable for agricultural use.

Assessment of Impact on Agriculture

The Commission also assessed the impact of the proposal against the long term goal of preserving agricultural land. The Commission recognizes the need to address the growing traffic volume demand along the 32 Avenue corridor and supports this project along the edge of the ALR to help minimize the volume of traffic on important farming roads such as 40 Avenue. The Commission also recognizes and supports the rationale of widening 32 Avenue through even distribution on either side of the centerline.

Conclusions

1. That the land under application has agricultural capability and is appropriately designated as ALR.
2. That the land under application is suitable for agricultural use.
3. That the proposal will address the growing traffic volume demand along the 32 Avenue corridor and will assist in minimizing the traffic volume to important farming roads, such as 40 Avenue.

IT WAS

MOVED BY: Commissioner Pranger

SECONDED BY: Commissioner Tomlinson

THAT the application be allowed subject to the following conditions:

- The preparation of a subdivision plan to delineate the area to be dedicated for road per the drawing submitted with the application.
- The road dedication must be completed within three (3) years from the date of this decision.

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 # 388/2008