



**Agricultural Land Commission**  
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October 26, 2007

Reply to the attention of Jennifer Carson  
ALC File: O-37534

Delores Kelpin  
22078 - 40th Avenue  
Langley, BC  
V2Z 1N8

Dear Ms. Kelpin:

**Re: Application for Non-Farm Use in the Agricultural Land Reserve**

Please find attached the Minutes of Resolution # 502/2007 outlining the Commission's decision as it relates to the above noted application.

Yours truly,

PROVINCIAL AGRICULTURAL LAND COMMISSION

Per:

  
Erik Karlsen, Chair

cc: The Corporation of the Township of Langley (SO000455)

Enclosure: Minutes



## MINUTES OF THE PROVINCIAL AGRICULTURAL LAND COMMISSION

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**A meeting was held by the Provincial Agricultural Land Commission on September 25, 2007 in Langley, B.C.**

<b>PRESENT:</b>	Sylvia Pranger	Chair, South Coast Panel
	Michael Bose	Commissioner
	John Tomlinson	Commissioner
	Tony Pellett	Staff
	Gordon Bednard	Staff
	Thomas Loo	Staff
	Ron McLeod	Staff
	Jennifer Carson	Staff

### **For Consideration**

Application: # O- 37534  
Applicant: Delores Kelpin  
Proposal: To place 1355 cubic meters of organic topsoil on the subject property to facilitate blueberry production  
Legal: Lot 8, Section 30, Township 10, New Westminster District, Plan 43689  
Location: 22078 40th Avenue, Langley

### **Site Inspection**

A site inspection was conducted on September 25, 2007. Those in attendance were:

- Sylvia Pranger Chair, South Coast Panel
- Michael Bose Commissioner
- John Tomlinson Commissioner
- Tony Pellett Staff
- Gordon Bednard Staff
- Thomas Loo Staff
- Ron McLeod Staff
- Jennifer Carson Staff
- Delores Kelpin Applicant

The Commission met with Ms. Kelpin on the subject property to view the proposed fill site in order to better understand the proposal. Ms. Kelpin explained that for the duration of the winter, there is standing water on the proposed fill site and thus cannot be used. Ms. Kelpin was proposing to grow blueberries on the proposed fill site and mentioned that the area proposed for filling is not currently being farmed.

### **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.

The Act provides processes for landowners, local governments and First Nations to apply to the Commission to remove land from or to include land into the ALR or to subdivide or use land in the ALR for non-farm purposes.

## **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 rating for 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.

#### Subclasses

D      undesirable soil structure  
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 Commissioners believe that the applicant would be able to accomplish the same outcome of improving drainage by regarding the proposed fill site. Bringing fill onto a property has the potential to adversely affect the subject property, as a result the Commission believes the proposal would unnecessarily impact existing or potential agricultural use of surrounding lands.

## **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 impact agriculture.
4. That the proposal is inconsistent with the objective of the *Agricultural Land Commission Act* to preserve agricultural land.

**IT WAS**

**MOVED BY:** Commissioner Bose

**SECONDED BY:** Commissioner Tomlinson

THAT the application be refused.

**CARRIED**

**Resolution # 502/2007**