



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

November 26, 2007

Reply to the attention of Ron Wallace
ALC File: MM-37563

Cameron & Colette Smith
2810 Bradner Road
Abbotsford, BC V4X1G6

Dear Sir/Madam:

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

Please find attached the Minutes of Resolution # 578/2007 outlining the Commission's decision as it relates to the above noted application.

Please submit the following to the Commission before commencing the fill project. Filling can commence once the Commission has confirmed that it is satisfied that the following preliminary conditions have been met:

- a report prepared by a qualified professional Agrologist outlining the process that will be followed for filling the property which will include the amount of fill required, details on the soil quality of the fill material, drainage requirements, as well as the existing and proposed topography of the area.
- an estimate of a security deposit which will be returned upon successful completion of the project by the fill operator.
- confirmation that a Professional Agrologist will oversee the project and write a final report upon completion of the project.

Yours truly,

PROVINCIAL AGRICULTURAL LAND COMMISSION

Per:

A handwritten signature in black ink, appearing to read 'Erik Karlsen', written over a white background.

Erik Karlsen, Chair

cc: City of Abbotsford (4520-20/SRP#1313)

Enclosure: Minutes



MINUTES OF THE PROVINCIAL AGRICULTURAL LAND COMMISSION

A meeting was held by the Provincial Agricultural Land Commission on November 07, 2007 in Langley, B.C.

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

For Consideration

Application: # MM- 37563
Applicant: Cameron & Colette Smith
Agent:
Proposal: To deposit 8000m³ of topsoil over a 2.0 ha area at a depth of 0.5 to 0.75 metres. The applicant is proposing to fill and level a portion of the lands to graze livestock, improve the aesthetic appeal of the property, and improve drainage. The subject property had previously been used for apple orchard operations. Estimated duration of the proposed fill deposit is approximately one year.

Legal: PID: 006-549-306
Lot 5, Parcel B, Section 22, Township 13, Reference Plan 17226, New Westminster District, Plan 1284

Location: 2810 Bradner Road, Abbotsford

Site Inspection

A site inspection was conducted on November 7, 2007. Those in attendance were:

- Sylvia Pranger Chair, South Coast Panel
- Michael Bose Commissioner
- John Tomlinson Commissioner
- Ron Wallace Staff
- Tony Pellett Staff
- Jennifer Carson Staff
- Cameron Smith Applicant

It was noted that the property slopes upward from Bradner Road to the back of the property. In addition the property is characterized by undulating topography and low lying areas near the front of property. The applicant mentioned that the front of the property had previously been used for apple orchard operations but that the trees had died due to excess soil moisture and lack of drainage.

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 agricultural capability of the soil of the subject property is

- Class 2 – Land in this class has minor limitations that require good ongoing management practices or slightly restrict the range of crops, or both.
- Class 3 – Land in this class has limitations that require moderately intensive management practices or moderately restrict the range of crops, or both.
- Class 4 – Land in this class has limitations that require special management practices or severely restrict the range of crops, or both.
- Class 5 – Land in this class has limitations that restrict its capability to producing perennial forage crops or other specially adapted crops.

Subclasses

- A soil moisture deficiency (modified)
- D undesirable soil structure
- T topography
- 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 believes, that if done properly, the proposal would not have a negative 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 if done properly the proposal will have a good impact on agriculture.
4. That the proposal is consistent with the objective of the *Agricultural Land Commission Act* to preserve agricultural land.

IT WAS

MOVED BY: Commissioner Bose
SECONDED BY: Commissioner Pranger

THAT the application be allowed.

AND THAT the approval is subject to the following conditions:

- The preparation of a report by a qualified professional Agrologist outlining the process that will be followed for filling the property which will include the amount of fill required, details on the soil quality of the fill material, drainage requirements, as well as the existing and proposed topography of the area.
- The report should also include an estimate of a security deposit which will be returned upon successful completion of the project by the fill operator.
- That the professional Agrologist hired, is to oversee the project and write a final report upon completion of the project.
- No structural fill or clays that don't drain be placed on the property.
- Approval for non-farm use is granted for the sole benefit of the applicant and is non-transferable.

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 # 578/2007