



**Agricultural Land Commission**  
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January 14, 2008

Reply to the attention of Ron Wallace  
ALC File: MM-37593

Ronald Sawatzky  
26380 - 116th Avenue  
Maple Ridge, BC V2W1A5

Dear Mr. Sawatzky:

**Re: Application to Subdivide land in the Agricultural Land Reserve**

Please find attached the Minutes of Resolution # 697/2007 outlining the Commission's decision as it relates to the above noted application.

Yours truly,

PROVINCIAL AGRICULTURAL LAND COMMISSION

Per:

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

Erik Karlsen, Chair

cc: Fraser Valley Regional District (3015-20-2007-01)

Enclosure: Minutes



## **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 1 – Land in this class either has no or only very slight limitations that restrict its use for the production of common agricultural crops.

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.

Class 7 – Land in this class has no capability for arable or sustained natural grazing

#### Subclasses

A	soil moisture deficiency
P	stoniness
T	topography

### **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.

The Commission noted that Frost Road divides the property in two locations that could be seen as creating natural boundaries for subdivision into three lots. However, the 64.7 ha property has predominately prime agricultural capability ratings (i.e. class 3 or better) that would make a very good farm property at its current size. While most of the merchantable timber has been removed by the applicant there are many smaller less valuable trees on the property. These trees, at a minimum, would need to be cleared in order to improve the property for agriculture.

### **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 felt the proposed subdivision would reduce the agricultural potential of the property. In addition, the Commission believes the proposal would 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 Tomlinson

**SECONDED BY:** Commissioner Bose

THAT the application be refused.

**CARRIED**

**Resolution # 697/2007**