



Agricultural Land Commission
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March 19, 2008

Reply to the attention of Ron Wallace
ALC File: O-37648

Maple Ridge Pitt Meadows Parks and Leisure
11995 Haney Place
Maple Ridge, BC V2X6A9

Dear Sir/Madam:

Re: Application to Fill land on the Agricultural Land Reserve

Please find attached the Minutes of Resolution # 99/2008 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', written over a horizontal line.

Erik Karlsen, Chair

cc: The Corporation of the District of Pitt Meadows

Enclosure: Minutes



MINUTES OF THE PROVINCIAL AGRICULTURAL LAND COMMISSION

A meeting was held by the Provincial Agricultural Land Commission on February 19, 2008 in Pitt Meadows, 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- 37648
Applicant: Pitt Meadows
Agent: Maple Ridge Pitt Meadows Parks and Leisure
Proposal: To place fill to raise a portion of the parcel above the typical flood elevation for use as an allotment or community garden. The area is to provide approximately 50 garden plots with a storage container and, a washroom/kitchenette building (10x20 feet)
Legal: PID: 025-256-076
Lot 3, District Lot 280, New Westminster District Group 1, Plan LMP52630
Location: 1224 Harris Road and 19235 Davison Road

Site Inspection

A site inspection was conducted on 19 March 2008. Those in attendance were:

- Sylvia Pranger Chair, South Coast Panel
- Michael Bose Commissioner
- John Tomlinson Commissioner
- Ron Wallace Staff
- Tony Pellett Staff
- Bruce McLeod Applicant

The Commissioners and staff met with Bruce McLeod, Manager of Parks and Open Spaces, to discuss the proposed fill application. During the on-site there was a crew of workers actively filling and excavating the site. It was also indicated by Mr. McLeod that the works to create an allotment garden on the site has been ongoing for a number of months prior to any Commission approval. The Commissioners expressed their concern that this project was initiated prior to their consideration of the proposal.

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.

Subclasses

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. In light of the fact that the project has progressed to near completion, the Commission is prepared to approve the application.

However, the Commission noted that not just the proposed allotment garden area is limited by excess water, undesirable soil structure and topography but most of the remaining property is also subject to these limitations too. As a condition of its approval for the allotment garden, the Commission requires the preparation and receipt of a report prepared by a professional Agrologist indicating what measures are necessary to improve the remainder of the property for agricultural use. The report should outline 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.

Conclusions

1. That the land under application has been filled and prepared for use as an allotment or community garden.
2. That the remainder of the subject property has agricultural capability limitations due to excess water, undesirable soil structure and topography.
3. That the remainder of the subject property could be improved for agriculture subject to works recommended by a professional Agrologist.

IT WAS

MOVED BY: Commissioner Tomlinson

SECONDED BY: Commissioner Pranger

THAT the application be allowed subject to the following conditions:

- The proposed construction of an allotment or community garden be in substantial compliance with the plan submitted with the application
- That a report be prepared by a professional Agrologist indicating what measures are necessary to improve the remainder of the property for agricultural use (as noted above)

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 # 99/2008