



Agricultural Land Commission
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April 18, 2008

Reply to the attention of Ron Wallace
ALC File: O-37725

Alpin & Martin Consultants Ltd
201-12448-82 Avenue
Surrey, BC V3W3E9

Attention: Michael D. Sanderson

Re: Application to Exclude land from the Agricultural Land Reserve

Please find attached the Minutes of Resolution # 170/2008 outlining the Commission's decision as it relates to the above noted application. As agent, it is your responsibility to notify your client(s) accordingly.

Yours truly,

PROVINCIAL AGRICULTURAL LAND COMMISSION

Per:

Erik Karlsen, Chair

cc: City of Pitt Meadows (6635-20-2007-06-P)
Alouette Estates Ltd. 12787 Southridge Drive Surrey, BC V3B3C7

Enclosure: Minutes



MINUTES OF THE PROVINCIAL AGRICULTURAL LAND COMMISSION

A meeting was held by the Provincial Agricultural Land Commission on February 21, 2008 at the Town and Country Inn, Delta 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-37725
Applicant: Alouette Estates Ltd.
Agent: Aplin & Martin Consultants Ltd
Proposal: To exclude 19.4 ha from the ALR so property can be effectively planned for future urban uses
Legal: PID: 011-338-423
Lot 3, District Lot 282, Group 1 NWD, Plan 8763
PID: 011-338-458
Lot 4, District Lot 282, Group 1 NWD, Plan 8763
Location: Harris Road at Airport Way, Pitt Meadows

Site Inspection

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

- Sylvia Pranger Chair, South Coast Panel
- Michael Bose Commissioner
- John Tomlinson Commissioner
- Ron Wallace Staff
- Tony Pellett Staff
- Michael Sanderson Aplin & Martin Consultants Ltd.
- Dieter Glups Alouette Estates Ltd.
- Jinder Berar Alouette Estates Ltd.

The Commissioners and staff met with the applicants to discuss the proposed exclusion of the subject property. The Commissioners viewed the site from its western side along Harris Road. It was apparent that the property has good agricultural capability and that the western half of the land is being farmed, but that due to the fact that most of the total farmed area is outside the ALR and proposed for urban uses, and due to the property's location with airport development lands to the west, urban uses to the north, a major public recreation facility to the east, and proposed urban and transportation uses to the south, the ALR portion of the property is isolated and likely to experience increasing challenges to agriculture.

Exclusion Meeting

An exclusion meeting was conducted on February 19, 2008 at the offices of the City of Pitt Meadows. Those in attendance were:

- Sylvia Pranger Chair, South Coast Panel
- Michael Bose Commissioner
- John Tomlinson Commissioner
- Ron Wallace Staff
- Tony Pellett Staff
- Michael Sanderson Applicant
- Dieter Glups Alouette Estates Ltd.
- Jinder Berar Alouette Estates Ltd.
- Kim Grout Pitt Meadows Director of Operations & Development Services

The applicant and agent provided additional diagrams of the subject site and reiterated their position that the property is not suitable for continued agricultural use in light of the planned and existing urban and transportation uses around the property.

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 almost all the subject property can be improved to Class Ø2 – Land in this class has minor limitations that require good ongoing management practices or slightly restrict the range of crops, or both.

Organic Soils - Organic soils are grouped into seven classes, designated as Ø1 to Ø7. The organic soil class definitions are equivalent in terms of their relative capabilities and limitations for agricultural use to those defined for mineral soil.

Subclass

W excess water

Assessment of Agricultural Suitability

The Commission believes that the applicant's argument that the subject property is no longer suitable for agriculture may have some merit. It was further noted that approval has been given to extend the construction of Airport Way along the southern boundary of the proposed exclusion property and that increased public access may further limit the agricultural suitability of the property.

Assessment of Impact on Agriculture

The Commission also assessed the impact of the proposal against the long term goal of preserving agricultural land. As noted above the subject property has good agricultural capability and therefore the Commission was reluctant to exclude this property from the inventory of ALR land in Pitt Meadows. Before proceeding further, the Commission expressed the preference that the applicant and the City explore agricultural improvement opportunities elsewhere in the community, achievement of which may increase the long term productivity of ALR land in Pitt Meadows and offset the removal of the subject lands from the agricultural land inventory in Pitt Meadows.

IT WAS

MOVED BY: Commissioner Pranger

SECONDED BY: Commissioner Tomlinson

THAT the application be tabled pending receipt of information from the applicant and the City of Pitt Meadows as to an agricultural improvement opportunity and as to the extent the applicant is prepared to cooperate with achievement of that improvement.

CARRIED

Resolution # 170/2008