



Agricultural Land Commission
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March 10, 2008

Reply to the attention of Ron Wallace
ALC File: MM-37751

420605 BC Ltd.
34825 Hallert Road
Abbotsford, BC V3G1R3

Attention: Chris Draaistra

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

Please find attached the Minutes of Resolution # 64/2008 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 (or another professional with specialized knowledge in soil structure and hydrology) 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 the security deposit which will be returned upon successful completion of the project by the fill operator.
- Confirmation that a Professional Agrologist (or another professional as noted above) 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', is written over the printed name.

Erik Karlsen, Chair

cc: City of Abbotsford (4520-20/SRP#1330)

Enclosure: Minutes

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 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.
- 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

- T topography
- W excess water

Organic Soils - Organic soils are grouped into seven classes, designated as O1 to O7. The organic soil class definitions are equivalent in terms of their relative capabilities and limitations for agricultural use to those defined for mineral soil.

Subclasses

- L degree of decomposition - permeability
- 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 felt the proposal would improve the site for agriculture if done to professional standards.

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 improve the site for agriculture if done to professional standards.
4. That the proposal is consistent with the objective of the *Agricultural Land Commission Act* to preserve agricultural land.

IT WAS

MOVED BY: Commissioner Tomlinson

SECONDED BY: Commissioner Pranger

THAT the application be allowed subject to:

- The preparation of a report by a qualified professional Agrologist (or another professional with specialized knowledge in soil structure and hydrology) 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.
- 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 # 64/2008