



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

May 14, 2008

Reply to the attention of Ron Wallace
ALC File: O-37950

CitiWest Consulting Ltd
101 - 9030 King George Highway
Surrey, BC V3V7Y3

Attention: W. B. Kruger

Dear Sir:

Re: Application for Transportation, Utility and Recreational Trail Uses in the Agricultural Land Reserve

Please find attached the Minutes of Resolution # 234/2008 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 Surrey
Surrey Investments Inc. PO Box 564 Fayetteville, NC, 28302-0564, USA

Enclosure: Minutes



MINUTES OF THE PROVINCIAL AGRICULTURAL LAND COMMISSION

A meeting was held by the Provincial Agricultural Land Commission on April 10, 2008 in Surrey, 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- 37950
Applicant: Surrey Investments Inc.
Agent: CitiWest Consulting Ltd
Proposal: The proposal is to place an easement over the driveway in favor of proposed Lot 1. The required driveway easement is approximately 60 m east of 176th Street and extends about 68 m south from 32nd avenue through the ALR.
Legal: PID: 013-243-772
North West 1/4, Section 20, Township 7, New Westminster District, EXCEPT Firstly: Parcel "A" (Explanatory Plan 9748), Secondly: The South 15 Chains, Thirdly: Part Subdivided by Plan 42617, Fourthly: Part on Statutory Right of Way Plan 84545, Fifthly: Part in Plan LMP37633
Location: 17676 - 32nd Avenue, Surrey

Site Inspection

A site inspection was conducted on April 10, 2008. Those in attendance were:

- Sylvia Pranger Chair, South Coast Panel
- Michael Bose Commissioner
- John Tomlinson Commissioner
- Ron Wallace Staff
- Tony Pellett Staff
- Bill Kruger Agent

The Commissioners and staff met with Mr. Kruger to view the property and discuss the application. It was noted the proposed easement would be over an existing driveway off of 32nd Avenue and in favor of proposed Lot 1 (non-ALR land).

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.

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
F low fertility
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 the proposal would not impact existing or potential agricultural use of the subject property or 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 not have a significant impact on agriculture.

IT WAS

MOVED BY: Commissioner Bose

SECONDED BY: Commissioner Pranger

THAT the application be allowed subject to the following conditions:

- the preparation of a legal plan to delineate the area to be dedicated as an easement over the driveway in favor of proposed Lot 1
- the dedication of the easement must be completed within three (3) years from the date of this decision.

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 # 234/2008