



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 12, 2008

Reply to the attention of Ron Wallace
ALC File: O-37990

James Steele
11929 - 248th Street
Maple Ridge, BC V4R1H9

Dear Mr. Steele:

Re: Application to Subdivide land in the Agricultural Land Reserve

Please find attached the Minutes of Resolution # 221/2008 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 'E. Karlsen', is written over the 'Per:' label.

Erik Karlsen, Chair

cc: The City of Pitt Meadows (6635-20-2007-09-P)
John Rogers, 1400-510 Burrard Street, Vancouver, BC V6C3A8
David Steele & Leslie Luca - c/o 11929 - 248th Street, Maple Ridge, BC, V4R1H9;
Ricky Steele - c/o 11929 - 248th Street, Maple Ridge, BC, V4R1H9;

Enclosure: Minutes



A meeting was held by the Provincial Agricultural Land Commission on April 09, 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- 37990
Applicant: James Steele
Agent: John Rogers
Proposal: To subdivide the 25.5 ha subject property into three (3) parcels. Currently the title to the property is held by David Steel and his wife (36%), Jamie Steele (32%) and Ricky Steele (32%). Each of the three owners would acquire a separate property on which to live and farm.
Legal: PID: 011-439-343
Lot C, Block 6 North, Section 27, Range 1 East, New Westminster District, Plan 9802
Location: 18241 Green Road, Pitt Meadows

Site Inspection

A site inspection was conducted on April 9, 2008. Those in attendance were:

- Sylvia Pranger Chair, South Coast Panel
- Michael Bose Commissioner
- John Tomlinson Commissioner
- Ron Wallace Staff
- Tony Pellett Staff
- James Steele Applicant
- David Steele Applicant

The Commissioners and staff met with the applicants to discuss the proposed subdivision. It was explained by the applicants that the property is owned by three separate family members who would each like to own a fee simple lot on which to live and develop their agricultural operations. Currently there are two dwellings on the property – David Steele and his wife live in one house and Ricky Steele lives in the other house. The proposed subdivision would allow Jamie Steele to build a third house and provide land to develop a blueberry farm.

The resulting three parcels would then have resident owners living on their farms.

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.

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. The Commission recognized the objective of the application is to create three viable agricultural operations from the subject property. However, the Commission felt strongly the whole property makes for a very good farm property and that the proposed subdivision would reduce its overall agricultural potential. It was also felt that the applicants' objective of creating three separate farm businesses could be achieved without the need to subdivide the property into three lots.

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 by reducing the subject property's overall agricultural potential.
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 # 221/2008