



A meeting was held by the Provincial Agricultural Land Commission on February 20, 2008 at the offices of the Commission located at #133 – 4940 Canada Way, Burnaby, B.C.

PRESENT:	Sylvia Pranger	Chair, South Coast Panel
	Michael Bose	Commissioner
	John Tomlinson	Commissioner
	Ron Wallace	Staff
	Tony Pellett	Staff

For Consideration

Application: # MM- 37996
Applicant: Harpreet Uppal

Agent: Brian French

Proposal: This is a non-farm use to deposit 40,000m³ of topsoil over approximately 4.0 ha to a depth of 1 m. Estimated duration of the project is one year. The subject property has been used for crop production (raspberries) with no naturally occurring vegetation. The applicant is proposing topsoil placement to improve the agricultural capability of the land from Class 4 and 5 to Class 3 for the purpose of enhanced crop production.

Legal: PID: 010-396-071
Lot 2, Section 17, Township 13, New Westminster District,
Plan 18688

Location: 2211 Lefeuvre Road, Abbotsford

Site Inspection

A site inspection was conducted on 20 February 2008. Those in attendance were:

- Sylvia Pranger Chair, South Coast Panel
- Michael Bose Commissioner
- John Tomlinson Commissioner
- Ron Wallace Staff
- Tony Pellett Staff
- Brian French Agent
- Harpreet Uppal Applicant
- Rapinder Uppal Applicant

The Commissioners and staff met with the proponents to discuss the application and view the subject property. The Commissioners noted the inconsistency of the field due to a combination of the low lying portions of the property and coarse textured high land resulting in the difficulty in producing an even crop of raspberries.

Conclusions

1. That the property is currently characterized by a combination of very wet soil conditions in the low lying areas and droughty conditions on the very coarse textured high land areas.
2. That these two contrasting soil conditions make management very difficult and have resulted in poor growing conditions.
3. The Commission is supportive of the proposed fill as outlined in the *Land Improvement Report* dated 12 December 2007 prepared by C & F Resource Consultants Ltd to improve the agricultural potential of the property.
4. That the proposal will positively impact agriculture.

IT WAS

MOVED BY: Commissioner Tomlinson

SECONDED BY: Commissioner Pranger

THAT the application be allowed subject to the following conditions:

- Carrying out the filling as specified in the application in accordance with the report from C & F Land Resource Consultants Ltd.
- That C & F Land Resource Consultants Ltd will oversee the project and write a final report upon completion of the project.
- The posting of a \$15,000 letter of credit which will be returned upon successful completion of the project.

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 # 57/2008



Agricultural Land Commission
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March 3, 2008

Reply to the attention of Ron Wallace
ALC File: MM-37996

Brian French
4383 Happy Valley Road
Victoria, BC V9C3Z3

Dear Mr. French:

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

Please find attached the Minutes of Resolution # 57/2008 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 Abbotsford (4520-20/SRP1293)

Enclosure: Minutes