



**Agricultural Land Commission**  
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July 17, 2008

Reply to the attention of Ron Wallace  
ALC File: O-38057

Robin and Norma White  
6533 - 172nd Street  
Surrey, BC V3S8E7

Dear Sir/Madam:

**Re: Application to Subdivide land in the Agricultural Land Reserve**

Please find attached the Minutes of Resolution # 395/2008 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 'Erik Karlsen', is written over a horizontal line.

Erik Karlsen, Chair

cc: City of Surrey

Enclosure: Minutes



## MINUTES OF THE PROVINCIAL AGRICULTURAL LAND COMMISSION

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**A meeting was held by the Provincial Agricultural Land Commission on June 18, 2008 in Surrey, B.C.**

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

### **For Consideration**

Application: # O- 38057  
Applicant: Robin and Norma White  
Proposal: To subdivide the 1.1 ha subject property to create a .45 ha lot for the landowners daughter and her family.  
Legal: PID: 012-830-224  
Lot 5, East 1/2, New Westminster District, EXCEPT Part subdivided by Plan 43074, Section 18, Township 8, Plan 2611  
Location: 6533 - 172 Street, Surrey

### **Site Inspection**

A site inspection was conducted on June 18, 2008. Those in attendance were:

- Sylvia Pranger Chair, South Coast Panel
- Michael Bose Commissioner
- John Tomlinson Commissioner
- Ron Wallace Staff
- Tony Pellett Staff
- Robin White Applicant
- Norma White Applicant

The Commissioners and staff met with the applicants to discuss their proposal for subdivision. After touring the property the Commissioners discussed with the applicants the possible impacts to agriculture of subdivision within the ALR.

### **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 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  
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. It was recognized that the property has limitations to agricultural development due to its small size and limited agricultural ratings, however it was felt that subdivision would further limit its agricultural potential with the creation of a residential lot. In addition the subject property is on the southern boundary of the ALR in this area of Surrey and therefore provides a buffer between the residential use to the south and the extensive agricultural lands to the north. Lastly, it was also felt that an approval of this application could lead to subdivision applications from adjacent property owners.

### **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.
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 Pranger

THAT the application be refused.

**CARRIED**  
**Resolution # 395/2008**

Commissioner Mike Bose abstained from vote.