



A meeting was held by the Provincial Agricultural Land Commission on April 11, 2008 in Abbotsford, B.C.

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

For Consideration

Application: # O-38062
Applicant: 0793279 BC Ltd
Agent: Port Coquitlam
Proposal: The City of Port Coquitlam in partnership with Townline Ventures (0793279BC) would like to develop a compensation intertidal wetland habitat feature on a 5.0 ha parcel adjacent to the Pitt River.
Legal: PID: 011-261-196
Location: Lot 10, Section 5, Township 40, New Westminster District, Plan 7854
337 Prairie Avenue, Port Coquitlam

Site Inspection

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

- Sylvia Pranger Chair, South Coast Panel
- Michael Bose Commissioner
- John Tomlinson Commissioner
- Ron Wallace Staff
- Tony Pellett Staff
- Allen Jensen Manager of Environmental Services, Port Coquitlam
- Kyle Shury Towline Ventures (Property Owner)
- Matt Kokan GeoPacific Consultants (Geotechnical Consultant)

The discussion with City officials focused on the impact to agriculture. The City officials stated their belief that breaching the existing dyke, bridging the breach for Trans-Canada Trail continuity, creating a new perimeter dike and flooding the land would be beneficial to agriculture. While the flooded land would be lost to agriculture, it would still be in accordance with the regulation which permits biodiversity conservation as an outright use within the ALR. There was a question whether this proposal should require an application to the ALC. It was pointed out that flooding farmland is not an outright use.

The Commissioners asked what if anything would be done to prevent the public from trespassing on the dike and creating problems for adjacent farms, notably the greenhouse to the north. The response was that nothing could be done, because the public will likely ignore gates – but it should not be a problem because the greenhouse is plastic, not glass. The Commissioners pointed out that instead of replacing one pane of glass, the greenhouse owner would have to replace a major area of plastic.

The City officials indicated that the public information meeting was set for that evening, and promised to get the results to the Commissioners in time for a decision on 11 April 2008.

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.

Subclasses

D undesirable soil structure
T topography
W excess water

The Commissioners met at Abbotsford on 11 April 2008 and reviewed the 'Resident Meeting Comments – April 9, 2008' provided by Port Coquitlam (as noted from the on-site) and to discuss the application. The Commissioners took note of concerns raised in relation to impacts on agriculture, notably those raised by the adjacent greenhouse operator to the north.

The Commissioners noted the subject property and lands adjoining the dike north of Dominion Avenue are well suited to agriculture and that many of these parcels are being actively farmed. The Commission is not in support of the loss of the agricultural usefulness of the subject property due the proposed habitat compensation development. In addition to the loss of the subject property for agriculture, the adjacent land would be adversely affected through shading, seepage, impaired drainage, potential vandalism and potential loss of bio-security.

Furthermore, in 1989, the Commission recommended in favor of the City's block application to exclude 109.9 ha from the ALR south of Dominion Avenue for the specific purpose of accommodating everything necessary to increase industrial land supply, thus any necessary habitat compensation should form part of the 109.9 ha and the amount of land available to agriculture to the north of Dominion Avenue must not be reduced by deliberate flooding.

Conclusions

1. That the land under application and all lands adjoining the Port Coquitlam dike north of Dominion Avenue are suitable for agricultural use.
2. That the proposal will introduce into these lands a new dike not designated so as to prevent public access.
3. That many of the parcels of land adjacent to the proposed wetland are in active agriculture which would be adversely affected by the proposed wetland project through shading, seepage, impaired drainage, potential vandalism and potential loss of bio-security.
4. That further to the City's block application to exclude 109.9 ha from the ALR for industry, any necessary habitat compensation should be accommodated outside the ALR.

IT WAS

MOVED BY: Commissioner Tomlinson

SECONDED BY: Commissioner Pranger

THAT the application be refused.

CARRIED

Resolution # 186/2008



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-38062

City of Port Coquitlam
2580 Shaughnessy Street
Port Coquitlam, BC V3C2A8

Attention: Allen Jensen, Manager of Environmental Services

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

Please find attached the Minutes of Resolution # 186/2008 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: 0793279 BC Ltd, 120-13575 Commerce Parkway, Richmond, BC V6V2L1

Enclosure: Minutes