



Agricultural Land Commission
133-4940 Canada Way
Burnaby, British Columbia V5G 4K6
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May 29, 2008

Reply to the attention of Ron Wallace
ALC File: O-38064

Pitt Meadows Shopping Centres Ltd
201-11120 Horseshoe Way
Richmond, BC V7A 5H7

Attention: L. Glen Bury, Land Development Manager

Re: Application to Place Soil in the Agricultural Land Reserve

Please find attached the Minutes of Resolution # 301/2008 outlining the Commission's decision as it relates to the above noted application.

Please submit the following to the Commission before commencing the fill project:

1. an undertaking that the conditions set by Resolution #61/2004 will be completed within a year from the date of this decision,
2. an initial report by a qualified professional Agrologist (or another professional with specialized knowledge in soil structure and hydrology) outlining the process that will be followed for filling the property including the following information:
 - a detailed description of the land including, but not limited to, topographic features, watercourses, drainage patterns, current land use, buildings and structures, etc.;
 - a detailed description on the overall objective of placing fill on land in the ALR;
 - the volume and type of fill;
 - the location of the fill source;
 - an assessment of the potential impacts of placing fill as they relate to watercourses, drainage patterns, adjacent properties;
 - where fill is proposed to address excess water, an assessment of drainage options; and
3. a \$250,000 security deposit which will be returned upon successful completion of the project complete with a final report from the person who prepared the initial report and who has overseen the project.

Filling of the area south of the archaeological site boundary (*per* the attached drawings) may commence once the Commission has confirmed that it is satisfied that the foregoing preliminary conditions have been met.

Yours truly,

PROVINCIAL AGRICULTURAL LAND COMMISSION

Per: 

Erik Karlsen, Chair

cc: City of Pitt Meadows (4520-08)

Enclosure: Minutes



MINUTES OF THE PROVINCIAL AGRICULTURAL LAND COMMISSION

A meeting was held by the Provincial Agricultural Land Commission on May 22, 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: # O- 38064
Applicant: Pitt Meadows Shopping Centres Ltd
Proposal: To place 125,000 cubic meters of clean river sand and clean structural fill over an approximately 3 ha site to a depth of 5 meters. The purpose is to help raise the site to the standards of flood construction level.
Legal: PID: 002-405-296
Lot 3, District Lot 224, 261 and 286, New Westminster District Group 1, Plan 12040
PID: 002-155-915
Lot 8, District Lot 224, New Westminster District Group 1, Plan 57594
PID: 002-157-292
Lot 9, District Lot 224, New Westminster District Group 1, Plan 57594
Location: 19451 through 19489 Lougheed Highway, Pitt Meadows

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

The Commission noted that the area proposed to be filled was conditionally approved for exclusion from the ALR in 2004 under Application #O-18338. These conditions, notably consolidation of remnant parcels and construction of a fence along the south side of the existing drainage ditch, have not been completed and until they are met the land will remain in the ALR.

The applicant provided the Commission with evidence of an archaeological assessment being done on that part of the subject properties where the fencing was required. It will not be possible to construct a fence until the assessment is complete. The applicant also pointed out that consolidation involves parcels affected by the proposed North Lougheed Connector project, the location of which is still under study.

With this information the Commission was prepared to defer the fencing and consolidation requirements and to allow the proposed filling:

1. subject to an undertaking that the conditions set by Resolution #61/2004 will be completed within a year from the date of this decision,
2. subject to the preparation of an initial report by a qualified professional Agrologist (or another professional with specialized knowledge in soil structure and hydrology) outlining the process that will be followed for filling the property including the following information:
 - a detailed description of the land including, but not limited to, topographic features, watercourses, drainage patterns, current land use, buildings and structures, etc.;
 - a detailed description on the overall objective of placing fill on land in the ALR;
 - the volume and type of fill;
 - the location of the fill source;
 - an assessment of the potential impacts of placing fill as they relate to watercourses, drainage patterns, adjacent properties;
 - where fill is proposed to address excess water, an assessment of drainage options;
 - a \$250,000 security deposit which will be returned upon successful completion of the project; and
3. subject to oversight of the filling project and a final completion report by the person who prepared the initial report *per* 2 above.

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

A	soil moisture deficiency
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 was prepared to support the application in light of its previous decision to allow exclusion of the area proposed for filling.

Conclusions

1. That the land under application has been approved for exclusion from the ALR subject to conditions.
2. That the proposed fill be allowed subject to conditions.
3. That the proposed fill if done to professional standards will not impact adjacent ALR properties.

IT WAS

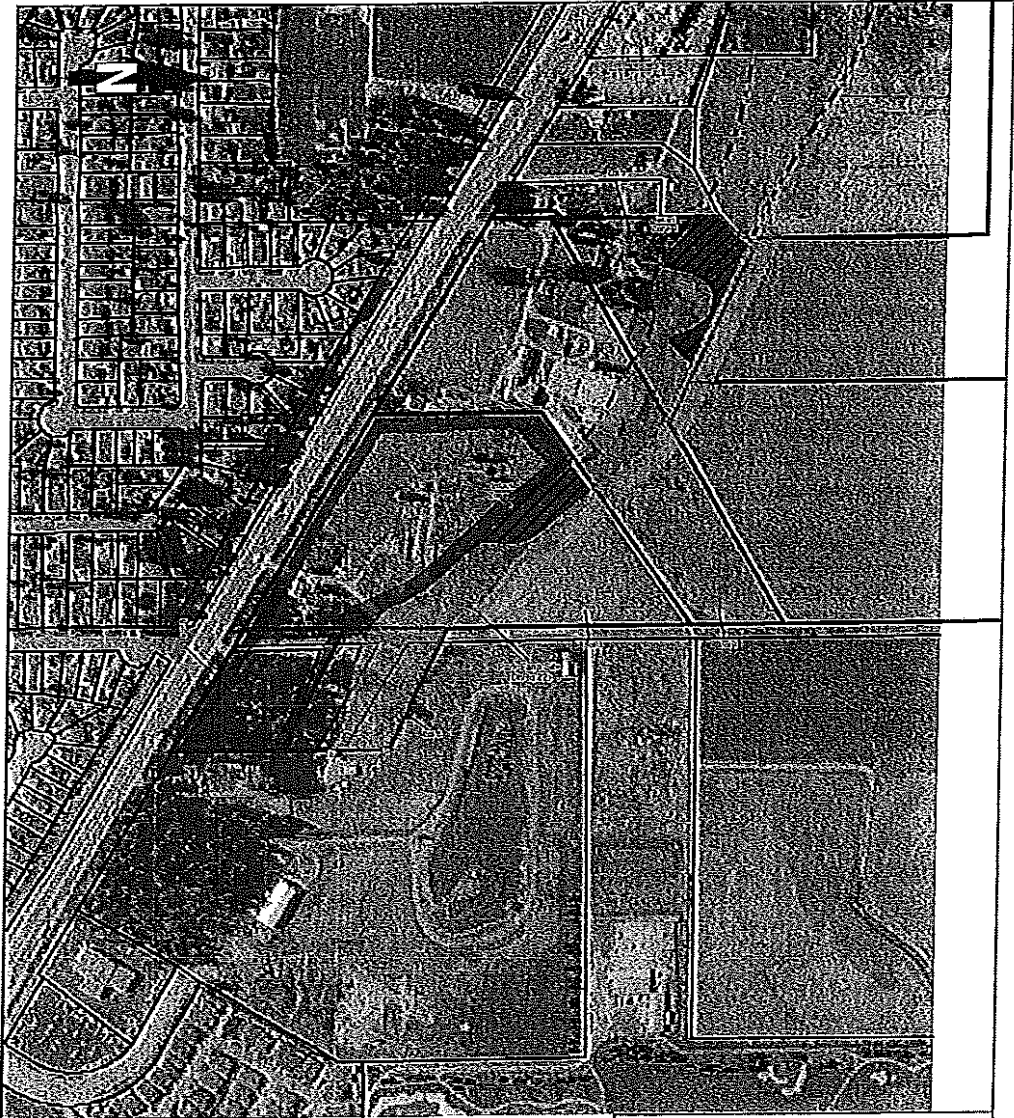
MOVED BY: Commissioner Bose
SECONDED BY: Commissioner Pranger

THAT the application to fill the area to the south of the archaeological site boundary be allowed

1. subject to an undertaking that the conditions set by Resolution #61/2004 will be completed within a year from the date of this decision,
2. subject to the preparation of an initial report by a qualified professional Agrologist (or another professional with specialized knowledge in soil structure and hydrology) outlining the process that will be followed for filling the property including the following information:
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 - where fill is proposed to address excess water, an assessment of drainage options;
 - a \$250,000 security deposit which will be returned upon successful completion of the project; and
3. subject to oversight of the filling project and a final completion report by the person who prepared the initial report *per* 2 above.

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 # 301/2008



Provincial Agricultural Land Commission
Application #O-38064
Resolution #301/2008

 **Area approved for filling in the ALR**

Plitt Meadows AIA
 Aerial Overlay of Impact Zone
 (Proposed Developments)

- Property Boundary 
- Archaeological Site Boundary 
- Area of Intact Deposits 
- Disturbed Zone 
- Buffer Zone 

Scale 1:1,250
