



Agricultural Land Commission
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July 22, 2008

Reply to the attention of Ron Wallace
ALC File: O-38077

Brad Campbell
PO Box 811 - 23356 Francis Avenue
Fort Langley, BC V1M2S2

Dear Sir:

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

Please find attached the Minutes of Resolution # 402/2008 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. Filling can commence once the Commission has confirmed that it is satisfied that the following preliminary conditions have been met:

- a report by a qualified professional Agrologist (or other professional with soil structure and hydrology expertise) outlining the process that will be followed for filling the property which will include the amount of fill required, details on the soil quality of the fill material, and drainage requirements.
- an estimate of a security deposit which will be returned upon successful completion of the project by the fill operator.
- confirmation that a Professional Agrologist hired, is to write a final report upon completion of the project.

Yours truly,

PROVINCIAL AGRICULTURAL LAND COMMISSION

Per:

A handwritten signature in black ink, appearing to read 'Erik Karlsen', is written over a white background.

Erik Karlsen, Chair

cc: Township of Langley (SO00522)

Enclosure: Minutes



MINUTES OF THE PROVINCIAL AGRICULTURAL LAND COMMISSION

A meeting was held by the Provincial Agricultural Land Commission on June 18, 2008 in Langley, 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- 38077
Applicant: Brad Campbell
Proposal: To deposit fill on the 0.8 ha subject property to build a new home and hobby farm. Property is currently an old municipal gravel pit.
Legal: PID: 013-257-528
Parcel E, South West 1/4, Section 1, Township 11, Reference Plan 8246, New Westminster District
Location: No civic address - 256 Street off of 48 Avenue

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
- Brad Campbell Applicant

The Commissioners and staff met with the applicant and viewed the subject property from the adjacent road. It was observed that the property is overgrown by vegetation and there are some low areas with standing water. The applicant explained that he recently purchased the property and plans to build a new home and develop the land as a hobby farm.

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

A soil moisture deficiency
P stoniness
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 property has limited agricultural suitability due to its previous use as a municipal gravel pit, that it is overgrown by vegetation and that it is relatively small at 0.8 ha.

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 felt the proposal to deposit fill would improve the site for agriculture if done according to professional standards. It is required that a report be prepared by a qualified professional Agrologist (or other professional with soil structure and hydrology expertise) outlining the process that will be followed for filling the property. The report should include an estimate of a security deposit which will be returned upon successful completion of the project by the fill operator.

Conclusions

1. That the land under application has depleted agricultural capability due to its previous use as a municipal gravel pit.
2. That the land under application could be improved for agricultural use.
3. That the proposal will improve the site for agriculture if done according to professional standards.
4. That the proposal is consistent with the objective of the *Agricultural Land Commission Act* to preserve agricultural land.

IT WAS

MOVED BY: Commissioner Bose

SECONDED BY: Commissioner Pranger

THAT the application be allowed subject to the following conditions:

- The preparation of a report by a qualified professional Agrologist (or other professional with soil structure and hydrology expertise) outlining the process that will be followed for filling the property which will include the amount of fill required, details on the soil quality of the fill material, and drainage requirements.
- The report should also include an estimate of a security deposit which will be returned upon successful completion of the project by the fill operator.
- That the professional Agrologist hired, is to write a final report upon completion of the project.
- approval for non-farm use is granted for the sole benefit of the applicant and is non-transferable.

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 # 402/2008