



**Agricultural Land Commission**  
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July 16, 2008

Reply to the attention of Ron Wallace  
ALC File: O-38083

Brian Anderson  
24990 - 84th Avenue  
Langley, BC V1M3P4

Dear Sir:

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

Please find attached the Minutes of Resolution # 394/2008 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:

- a \$10,000 security deposit which will be returned upon successful completion of the project.

A final report from a professional Agrologist or the person who prepared the initial report is required upon completion of the project.

Yours truly,

PROVINCIAL AGRICULTURAL LAND COMMISSION

Per:

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

Erik Karlsen, Chair

cc: Township of Langley (SO000530)

Enclosure: Minutes



MINUTES OF THE PROVINCIAL AGRICULTURAL LAND COMMISSION

A meeting was held by the Provincial Agricultural Land Commission on June 19, 2008 in Langley, 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-38083  
 Applicant: Albert and Dorothy Anderson  
 Agent: Brian Anderson  
 Proposal: To deposit approximately 23,000 cubic meters fill in the lower portion of the property so tile drains can work in the future by way of gravity to the north and west slopes. The objective is to increase forage land area for the applicant's dairy herd. The subject property totals approximately 16 ha and the proposed area to be filled is approximately 2.4 ha.

Legal: PID: 013-296-159  
 Parcel A, Explanatory Plan 3760, New Westminster District, EXCEPT Portions in Plans BCP6282 and BCP19570 North West 1/4 Section 27, Township 11

Location: 8896 - 240 Street

**Site Inspection**

A site inspection was conducted on June 19, 2008. Those in attendance were:

- Sylvia Pranger                      Chair, South Coast Panel
- Michael Bose                        Commissioner
- John Tomlinson                      Commissioner
- Ron Wallace                         Staff
- Tony Pellett                         Staff
- Brian Anderson                      Applicant

The Commissioners and staff met with Mr. Anderson to review his proposed fill application. It was observed that the proposed fill site has a number of low areas compared to the surrounding landscape. It was explained by Mr. Anderson that the proposed fill operation would assist in eliminating the site's drainage problem.

**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                  |
| D | undesirable soil structure |
| W | excess water               |

Organic Soils - Organic soils are grouped into seven classes, designated as O1 to O7. The organic soil class definitions are equivalent in terms of their relative capabilities and limitations for agricultural use to those defined for mineral soil.

#### Subclasses

|   |  |
|---|--|
| L | degree of decomposition - permeability |
| 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 felt the proposal would improve the site for agriculture if done according to professional standards as outlined in the report prepared by Dave Melnychuk, P.Ag.

## **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 improve the site for agriculture if done to professional standards as outlined in the report prepared by Dave Melnychuk, P.Ag.
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 fill project be in substantial compliance with the plan submitted with the application.
- a \$10,000 security deposit which will be returned upon successful completion of the project.
- that a professional Agrologist (or another professional with specialized knowledge in soil structure and hydrology) write final report upon completion of the project.
- approval for filling 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 # 394/2008**