



**Agricultural Land Commission**  
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July 17, 2008

Reply to the attention of Ron Wallace  
ALC File: O-38108

Robert and Marilyn Townsend  
3028 - 53rd Street  
Delta, BC V4L2N5

Dear Sir/Madam:

**Re: Application to Exclude land from the Agricultural Land Reserve**

Please find attached the Minutes of Resolution # 396/2008 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', written over a horizontal line.

Erik Karlsen, Chair

cc: The Corporation of Delta (LU005026)

Enclosure: Minutes



**A meeting was held by the Provincial Agricultural Land Commission on June 18, 2008 in Delta, 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- 38108  
Applicant: Robert and Marilyn Townsend  
Proposal: To subdivide the subject property into two (2) lots of 1.84 ha and 22.16 ha.  
Legal: PID: 024-628-387  
Lot 4, District Lot 173, New Westminster District, Plan LMP43570  
Location: 3028 - 53 Street, Delta

### **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
- Robert Townsend Applicant

The Commissioners and staff met with Mr. Townsend to view the site and discuss the application for subdivision.

### **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  
W      excess water  
N      salinity

### **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 noted that the subject property is comprised mostly of prime agricultural land that is highly suitable for agricultural development at its present size. It was felt the proposed subdivision to include the heritage buildings and sewage treatment area would negatively impact the overall agricultural potential of the subject property. The Commission also believes the proposal would impact existing or potential agricultural use of surrounding lands.

### **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 Bose  
**SECONDED BY:**      Commissioner Tomlinson

THAT the application be refused.

**CARRIED**  
**Resolution # 396/2008**