



**Agricultural Land Commission**  
133-4940 Canada Way  
Burnaby, British Columbia V5G 4K6  
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July 31, 2008

Reply to the attention of Ron Wallace  
ALC File: O-38137

Dirty Byrd Excavating Ltd  
#4 - 3227 - 264th Street  
Aldergrove, BC V4W2X3

Dear Sir:

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

Please find attached the Minutes of Resolution # 403/2008 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:

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

Erik Karlsen, Chair

cc: Township of Langley (SO000533)  
Les and Karen Morrison 4619 - 272 Street Aldergrove, BC V4W1N3

Enclosure: Minutes



## MINUTES OF THE PROVINCIAL AGRICULTURAL LAND COMMISSION

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**A meeting was held by the Provincial Agricultural Land Commission on June 18, 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- 38137  
Applicant: Les and Karen Morrison  
Agent: Dirty Byrd Excavating Ltd  
Proposal: To place fill on the 4.0 ha subject property for the purpose to level the pasture for haying, raise low lying areas to maximize unusable pasture, and to create proper drainage.  
Legal: PID: 010-728-082  
Location: Lot 2, Section 31, Township 13, New Westminster District, Plan 2748  
4619 - 272 Street, Langley

### **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
- Les Morrison Applicant
- Vaughn Bird Agent

The Commissioners and staff observed that the applicant had hired a neighboring poultry farmer to dump chicken manure on a portion of the property. The Commissioners expressed their concern regarding the manure even though the applicant explained that he would be spreading the manure over the property within a week or so to help fertilize his fields for grass production.

Regarding the proposed application for fill it was noted the property is undulating with a number of low lying areas that would likely be susceptible to wet soil conditions. However while the Commission recognized that the agent hired to complete the project has done good work on other fill projects, this proposal would require a report from a qualified professional Agrologist (or other professional with soil structure and hydrology expertise) outlining the process that will be followed to for filling the property.

### **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 3 – Land in this class has limitations that require moderately intensive management practices or moderately restrict the range of crops, or both.
- Class 4 – Land in this class has limitations that require special management practices or severely restrict the range of crops, or both.

### **Subclasses**

- T topography  
S cumulative and minor adverse limitations

### **Assessment of Impact on Agriculture**

The Commission noted that the property proposed for filling has agricultural capability ratings of Class 3 and 4 as noted above. The Commission recognizes the property is undulating with a number of low lying areas that would likely be susceptible to wet soil conditions. However the Commission is not convinced the proposed fill project will significantly improve the subject property for agriculture.

At a minimum the Commission expressed the need for a report by a qualified professional Agrolgist that includes the following information:

- A pre-site assessment of the agricultural capability and agricultural suitability of the land.
- A detailed description of the land including, but not limited to, topographic features, watercourses, drainage patterns, current land use, etc.
- A detailed description on the overall agricultural 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, and adjacent properties.

- Where fill is proposed to address excess water, an assessment of drainage options and an indication whether or not the property owners have attempted to drain the property.
- A professional opinion as to whether or not improvement to the land for agricultural purposes can be achieved using conventional farm management practices.

### **Conclusions**

1. That the land under application has some agricultural capability limitations but is appropriately designated as ALR.
2. That the land under application is suitable for agricultural use.
3. That the proposal, as submitted, will negatively impact agriculture.

### **IT WAS**

**MOVED BY:** Commissioner Pranger  
**SECONDED BY:** Commissioner Tomlinson

THAT the application be refused.

### **CARRIED**

**Resolution # 403/2008**