



Agricultural Land Commission
133-4940 Canada Way
Burnaby, British Columbia V5G 4K6
Tel: 604 660-7000
Fax: 604 660-7033
www.alc.gov.bc.ca

October 9, 2008

Reply to the attention of Ron Wallace
ALC File: O-38325

CitiWest Consulting Ltd
101 - 9030 King George Highway
Surrey, BC V3V7Y3

Attention: W.B Kruger, P.Eng., MBA

Re: Application for Transportation Corridor in the Agricultural Land Reserve

Please find attached the Minutes of Resolution # 616/2008 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.

Please send two (2) paper prints of the final survey plans to this office. When the Commission confirms that all conditions have been met, it will authorize the Registrar of Land Titles to accept registration of the plan.

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: City of Surrey
Surrey Investments Inc. PO Box 564, 321 E Russell Street Fayetteville, USA
28302-0564, NC

Enclosure: Minutes



MINUTES OF THE PROVINCIAL AGRICULTURAL LAND COMMISSION

A meeting was held by the Provincial Agricultural Land Commission on September 30, 2008 in Surrey, B.C.

PRESENT:	Sylvia Pranger	Chair, South Coast Panel
	John Tomlinson	Commissioner
	Ron Wallace	Staff
	Tony Pellett	Staff

For Consideration

Application: # O- 38325
Applicant: Surrey Investments Inc.
Agent: CitiWest Consulting Ltd
Proposal: The City of Surrey has requested a 3.442 m road widening along the 32nd Avenue frontage of the subject property towards the ultimate road dedication of 27.0 m for the Arterial Road standard. Also, Surrey requested a 9.95 m road dedication along the 180 Street frontage of the subject property in order to meet the ultimate dedication of 20.0 m for the Local Road standard. The road dedication along 32 avenue is labeled as Area A and the road dedication on 180 Street is labeled as Area B as shown on the attached map.

Legal: PID: 013-243-772
NW 1/4, Section 20, Township 7, New Westminster District, EXCEPT firstly: parcel A (explanatory Plan 9748), secondly: the S 15 Chains, thirdly: part subdivided by Plan 42617, fourthly: part on Stat Right of Way Plan 84545, fifthly: part in Plan LMP37633, New Westminster District

Location: Along 32 Avenue and 180 Street, Surrey

Site Inspection

A site inspection was conducted on September 30, 2008. Those in attendance were:

- Sylvia Pranger Chair, South Coast Panel
- Michael Bose Commissioner
- John Tomlinson Commissioner
- Ron Wallace Staff
- Tony Pellett Staff
- Bill Kruger Agent

The Commission viewed the property along 180 Street and 32nd Avenue. The Commission recognized that 32nd Avenue is a major arterial road running east – west. However the Commission noted that 180 Street is much less traveled and that the proposed widening would utilize a significant area of prime agricultural land.

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
- 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
- F low fertility
- 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 recognized that 32nd Avenue is a major arterial east-west road and is therefore prepared to support the proposed widening along 32nd Avenue. However, the Commission is not prepared to support the widening of 180th Street as this street is much less traveled and the proposed road widening would be too significant an impact on agriculture.

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. The Commission recognizes that 32nd Avenue is a major arterial east-west roadway.
4. That the proposed road widening along the 180th Street frontage of the subject property would be too significant an impact on agriculture.

IT WAS

MOVED BY: Commissioner Tomlinson
SECONDED BY: Commissioner Pranger

THAT the application be refused as proposed. However, the Commission did allow the requested 3.442 m road widening along the 32nd Avenue frontage of the subject property subject to the following:

- The submission of a plan delineating the requested 3.442 m road widening along 32nd Avenue as proposed.
- the subdivision must be completed within three (3) years from the date of this decision.

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 # 616/2008