



**Agricultural Land Commission**  
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Burnaby, British Columbia V5G 4K6  
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July 15, 2009

Reply to the attention of Ron Wallace  
ALC File: O-38064

Pitt Meadows Shopping Centres Ltd  
201-11120 Horseshoe Way  
Richmond, BC V7A5H7

Attention: Glen Bury, Land Development Manager

**Re: Application to Place Soil in the Agricultural Land Reserve**

Please find attached the Minutes of Resolution # 174/2009 outlining the Commission's decision as it relates to the above noted application.

Please submit the following to the Commission relating to your fill project:

1. An undertaking that the conditions set by Resolution #61/2004 will be completed within a year from the date of this decision.
2. The preparation of a report by a qualified professional Agrologist (or another professional with specialized knowledge in soil structure and hydrology) outlining the process that will be followed for filling the property including the following information:
  - A detailed description of the land including, but not limited to, topographic features, watercourses, drainage patterns, current land use, buildings and structures etc.;
  - A detailed description on the overall objective of placing the 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, adjacent properties;
  - A final completion report by the person who prepared the initial report per 2 above.

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

Enclosure: Minutes

cc: City of Pitt Meadows (4520-08)



A meeting was held by the Provincial Agricultural Land Commission on April 20, 2009 in Surrey, B.C.

|                 |                |                          |
|-----------------|----------------|--------------------------|
| <b>PRESENT:</b> | Sylvia Pranger | Chair, South Coast Panel |
|                 | Michael Bose   | Commissioner             |
|                 | John Tomlinson | Commissioner             |
|                 | Ron Wallace    | Staff                    |
|                 | Tony Pellett   | Staff                    |

**For Reconsideration**

Application: # O- 38064  
 Applicant: Pitt Meadows Shopping Centres Ltd  
 Agent: Glen Bury  
 Proposal: Further to the applicant's letter dated April 9, 2009, the request is to increase the previously approved fill area of approximately 3 ha (±7.5 acres) to approximately 4.5 ha (±11 acres).

In separate correspondence sent to the Commission dated April 9, 2009 the applicant has requested that the existing conditions of approval relating to all work being completed within one year of the Commission's decision for the existing fill permit be extended by a further year.

Legal: PID: 002-405-296  
 Lot 3, District Lot 224, 261 and 286, New Westminster District Group 1, Plan 12040  
 PID: 002-155-915  
 Lot 8, District Lot 224, New Westminster District Group 1, Plan 57594  
 PID: 002-157-292  
 Lot 9, District Lot 224, New Westminster District Group 1, Plan 57594  
 Location: Pitt Meadows Shopping Centre

**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**

The Commission reviewed a letter from the applicant dated April 9, 2009 requesting an amendment to the soil deposit approval by Resolution # 310/2008. Specifically the

request is to expand the previously approved fill area of approximately 3 ha (7.5 acres) to approximately 4.5 ha (11 acres). It was reported that the archaeological investigation works have been completed and that accordingly the applicant would like to expand the area of their fill program to include these lands. The Commission noted that the amendment request is within the area previously approved for exclusion from the ALR.

The Commission also reviewed a separate letter from the applicant dated April 9, 2009 requesting that the existing conditions of approval relating to all work being completed within one year of the Commission's decision for the existing fill permit be extended by a further year.

The Commission has no objections to both requests subject to:

1. An undertaking that the conditions set by Resolution #61/2004 will be completed within a year from the date of this decision.
2. The preparation of a report by a qualified professional Agrologist (or another professional with specialized knowledge in soil structure and hydrology) outlining the process that will be followed for filling the property including the following information:
  - A detailed description of the land including, but not limited to, topographic features, watercourses, drainage patterns, current land use, buildings and structures etc.;
  - A detailed description on the overall objective of placing the 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, adjacent properties;
  - A final completion report by the person who prepared the initial report per 2 above.

### **Conclusions**

1. That the land under application has been approved for exclusion from the ALR subject to conditions.
2. That the proposed fill be allowed subject to conditions.
3. That the proposed fill if done to professional standards will not impact adjacent ALR properties.

### **IT WAS**

**MOVED BY:** Commissioner Bose  
**SECONDED BY:** Commissioner Pranger

THAT the request for reconsideration be granted and that the proposal be allowed subject to the following conditions:

1. An undertaking that the conditions set by Resolution #61/2004 will be completed within a year from the date of this decision.
2. The preparation of a report by a qualified professional Agrologist (or another professional with specialized knowledge in soil structure and hydrology) outlining the process that will be followed for filling the property including the following information:

- A detailed description of the land including, but not limited to, topographic features, watercourses, drainage patterns, current land use, buildings and structures etc.;
- A detailed description on the overall objective of placing the 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, adjacent properties;
- A final completion report by the person who prepared the initial report per 2 above.

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 # 174/2009**