



**Agricultural Land Commission**  
133-4940 Canada Way  
Burnaby, British Columbia V5G 4K6  
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September 10, 2009

Reply to the attention of Ron Wallace  
ALC File: #O-38395

Scott and Loretta Fraser  
7366 – 256<sup>th</sup> Street  
Langley, BC V4W 1V2

Dear Sir/Madam:

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

Please find attached the Minutes of Resolution # **661/2009** 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 available to be returned upon successful completion of the project.

Other approvals may be necessary. Prior to proceeding, the Commission suggests you contact your Local Government.

Yours truly,

PROVINCIAL AGRICULTURAL LAND COMMISSION

Per:

A handwritten signature in black ink, appearing to read 'E. Karlsen', is written over the 'Per:' label.

Erik Karlsen, Chair

Enclosure: Minutes

cc: Township of Langley (SO000555)



A meeting was held by the Provincial Agricultural Land Commission on July 30, 2009 at the offices of the Commission located at #133 – 4940 Canada Way, Burnaby, B.C.

|                 |                |                          |
|-----------------|----------------|--------------------------|
| <b>PRESENT:</b> | Erik Karlsen   | Chair of the Commission  |
|                 | Sylvia Pranger | Chair, South Coast Panel |
|                 | Michael Bose   | Commissioner             |
|                 | John Tomlinson | Commissioner             |
|                 | Tony Pellett   | Staff                    |

### For Consideration

Application: #MM-38395  
Applicant: Scott and Loretta Fraser

Proposal: To fill approximately 1 ha out of a total parcel size of 3.7 ha with approximately 4250 cubic meters of soil material. The owner proposes to raise the existing land with fill in order to enhance their ability to develop a field nursery operation.

Legal: An Agrologist report was prepared by Bruce McTavish dated May 28, 2009 outlining the existing agricultural capability of the land and the impact of the proposed fill deposition on the land.  
Parcel "E" Section 24, Township 11, New Westminster District, Plan 57379  
Location: 7366 – 256<sup>th</sup> Street, Langley

### 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

#### **Assessment of Agricultural Suitability**

The Commission assessed whether 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 believed the proposal would improve the property for agriculture if done according to the recommendations and professional standards as outlined in the report prepared by Bruce McTavish, 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 the professional standards as outlined in the report prepared by Bruce McTavish, 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 Tomlinson

**SECONDED BY:**        Commissioner Karlsen

THAT the application be allowed subject to the following conditions:

- The fill project is to be in substantial compliance with the plans outlined in the report prepared by Bruce McTavish, P. Ag.
- A \$10,000 security deposit which will be returned upon successful completion of the project.
- That Bruce McTavish, P. Ag. (or another professional with specialized knowledge in soil structure and hydrology) will oversee the project, provide twice yearly monitoring reports and upon final completion of the project, provide a closure report.
- approval for non-farm use 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. This includes zoning, subdivision, or other land use bylaws, and decisions of any authorities that have jurisdiction under an enactment.

**CARRIED**  
**Resolution # 661/2009**