



**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

May 19, 2009

Reply to the attention of Ron Wallace  
ALC File: O-38892

Ralph May  
200 - 5611 Cooney Road  
Richmond, BC V6X3J6

Dear Sir:

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

Please find attached the Minutes of Resolution # 171/2009 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: 

Erik Karlsen, Chair

Enclosure: Minutes

cc: City of Richmond (AG 08-407180)  
Richberry Farms Ltd. 5700 Dhillon Way Richmond, BC V6A1W8  
BC Assessment, Richmond

RW/  
I/O-38892d1



### **Site Inspection**

A site inspection was conducted on April 20, 2009. Those in attendance were:

- Sylvia Pranger                      Chair, South Coast Panel
- Michael Bose                        Commissioner
- Ron Wallace                         Staff
- Tony Pellett                         Staff
- Ralph May                            Agent
- Joe Benevides                       Project Coordinator, Ocean Spray Cranberries Ltd.
- Rick Ball                              Area Manager, Ocean Spray Cranberries Ltd.

The Commissioners and staff met with the proponents to discuss the proposal to develop a receiving station on the site for Ocean Spray Cranberries Inc. to receive cranberries harvested by its members. It was noted that the site is being used as a golf driving range facility and that the site is comprised of 10 separate parcels.

### **Commissioner Eligible to Vote**

Commissioner Tomlinson was not present at the site inspection. It was confirmed that a summary of the site inspection was provided thus establishing the Commissioner's eligibility to vote on the application.

### **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.

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

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. It was believed the proposed cranberry receiving and processing facility on the subject site would provide a significant benefit to the local cranberry producers. As a condition of its support for this facility the Commission believes that the consolidated of the 10 subject properties into one parcel would be appropriate.

### 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 proposed receiving and processing facility will provide a benefit to agriculture.
4. That the proposal is consistent with the objective of the *Agricultural Land Commission Act* to preserve agricultural land.

### IT WAS

**MOVED BY:** Commissioner Pranger

**SECONDED BY:** Commissioner Tomlinson

THAT the application be allowed subject to the following conditions:

- That the proposed facility be in substantial compliance with the plan submitted with the application.
- That the ten (10) subject property be consolidated into one (1) parcel.
- The consolidation must be completed within three (3) years from the date of this decision.
- Approval for the proposed facility 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, and decisions and orders of any person or body having jurisdiction over the land under an enactment.

### CARRIED

**Resolution # 171/2009**