



**Agricultural Land Commission**  
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January 11, 2010

Reply to the attention of Ron Wallace  
ALC File: O-38960

Comad Communications Inc.  
1-120 Glacier Street  
Coquitlam, BC V3K 6W1

Attention: Jon Kingsbury

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

Please find attached the Minutes of Resolution # 1905/2009 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.

Yours truly,

PROVINCIAL AGRICULTURAL LAND COMMISSION

Per:

A handwritten signature in black ink, appearing to read 'Erik Karlsen', is written over the 'Per:' label. The signature is fluid and cursive.

Erik Karlsen, Chair

Enclosure: Minutes

cc: City of Coquitlam (08-3015-20/09007355)  
08272777BCLtd - 630-470 Granville Street, Vancouver, BC V6C 7V5



**A meeting was held by the Provincial Agricultural Land Commission on December 8, 2009 at the Best Western Regency Inn in Abbotsford, 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: 35-O-COQT-2009-38960 (Application ID 45930)  
Applicant: 08272777 BC Ltd.  
Agent: Jon Kingsbury of Comad Communications Inc.  
Proposal: Fill for equestrian and residential development of existing lots  
Legal: Lots 41 through 45 of Plan 2320 and Lot "B" of Plan 11578, all in Section 8, Township 40 New Westminster District  
Location: North foot of Devon Street, Coquitlam

### **Site Inspection**

Two site inspections were conducted on December 8, 2009. Those in attendance were:

- Sylvia Pranger Chair, South Coast Panel
- Michael Bose Commissioner
- John Tomlinson Commissioner
- Ron Wallace Staff
- Tony Pellett Staff
- Jon Kingsbury Agent (second site inspection only)

The first site inspection was carried out from Cedar Drive, enabling the Commission to appreciate the potential impact on the adjoining Lot A of Plan 11578 if filling of Lot B and Lot 45 occur without concurrent filling of Lot A (which is not under application). The Commission was also able to view the road which is currently used to access Lot B.

The second site inspection was carried out from the north foot of Devon Road and by viewing the property from the Trans-Canada Trail, which adjoins the north side of the subject property. Mr. Kingsbury explained that the proposed equestrian development is intended to be complementary to nearby equestrian development in Coquitlam and Port Coquitlam. He pointed out that most of the existing parcels do not have access to a constructed road, given that the Fremont Street allowance is being reserved for a future major arterial road connecting Burke Mountain and the existing David Avenue arterial route to Highways 7 and 7A. In response to questions from the Commission he stated:

- the fill drawings are intended as a schematic representation of how stables and dwellings can be raised to appropriate flood protection elevations, with fill tapered down to lower elevations on other parts of the small farms and down to original levels along existing streams, and
- he has been made aware that a separate application will be required for the road system to access individual dwellings. Such an application may also propose resub-division of some or all parcels if that would provide more effective use of the land in relation to stream locations, especially if it proves possible to acquire Lot A. In the meantime he cannot proceed without Commission approval or agreement in principle.

### **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. Normally 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, but on the west side of Devon Road north of Laurier Avenue, no such ratings exist. The matter is further complicated by the fact that filling allowed by the Commission in 1978 and 1979 did not follow conditions set by the Commission or other authorities and was abandoned before serious problems could be corrected. The applicant's agrologist Lori Larsen, P.Ag. of Keystone Environmental Ltd. provided an assessment of current conditions and a proposal for remediation and completion of appropriate filling.

#### **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 noted that agricultural development options were limited by adjacent residential development in Port Coquitlam and that agricultural drainage options had been limited by the blocking of surveyed ditches when the De Boville Slough dike was constructed in its present location. Nevertheless the Commission does not believe there are external factors that render the land totally 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 is concerned over the impact of filling on the adjoining Lot A of Plan 11578 unless that parcel is filled concurrently, but in general the Commission believes that the proposal could help resolve urban-agricultural conflicts and benefit existing and potential agricultural use of ALR lands to the east and south.

### **Conclusions**

1. That the land under application has agricultural capability and is appropriately designated as ALR.
2. That the land under application can be made suitable for agricultural use.
3. That the proposal has potential for a positive impact on 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 Tomlinson

**SECONDED BY:** Commissioner Bose

THAT the Commission agree in principle with the concept of filling the subject property for farm (equestrian) development, subject first to

- submission within one (1) year of a new application to resubdivide or provide road access to not more parcels than presently exist, on which farm (equestrian) development can occur with the most efficient use of land and
- concurrent submission (under the current application but informed by the new application) of an updated fill plan, which may be modified to include fill for Lot A of Plan 11578 if that parcel forms part of the new application.

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 # 1905/2009**