



Agricultural Land Commission
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Reply to the attention of Terra Kaethler
ALC File: O-38943

February 10, 2011

Melissa Rogerson
19828 – 16th Avenue
Langley, BC
V2Z 1K1

Dear Madam:

Re: Application to Deposit Fill in the Agricultural Land Reserve

Please find attached the Minutes of Resolution # 2045/2009 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 'Richard Bullock', written over a white background.

Richard Bullock, Chair

Enclosure: Minutes

cc: Township of Langley (SO000296)
Kris Dever, 4240 Parker Street, Burnaby, BC V5C 3C3

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.
- Class 4 – Land in this class has limitations that require special management practices or severely restrict the range of crops, or both.

Subclasses

A	soil moisture deficiency
P	stoniness
D	undesirable soil structure
T	topography
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 existing fill area is safe for the intended equestrian use and is prepared to support the retention of the fill material on the existing site subject to conditions as noted below.

IT WAS

MOVED BY: Commissioner Pranger

SECONDED BY: Commissioner Bose

THAT the application be approved subject to the following conditions:

- The retainment of a Professional Engineer/Agrologist (with specialized knowledge in soil structure and hydrology) to oversee the redistribution of the soil to improve the property for agricultural use and ensure mitigation measures are implemented to safeguard the properties to the east and west from increased drainage and soil erosion.
- The receipt of a final report by a Professional Engineer/Agrologist when the project has been completed.
- That the applicant contact the Township of Langley to address and help resolve any issues or concerns of the Township.

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 # 2045/2009