



**Agricultural Land Commission**  
133-4940 Canada Way  
Burnaby, British Columbia V5G 4K6  
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July 12, 2011

Reply to the attention of Eamonn Watson  
ALC File: 51780

Bruce McLeod, Manager of Parks & Open Spaces  
District of Maple Ridge  
11995 Haney Place  
Maple Ridge, BC  
V2X 6A9

Dear Mr. Bruce McLeod:

**Re: Application for Transportation, Utility or Recreational Trail Uses in the ALR –  
North Alouette River Greenway**

Please find attached the Minutes of Resolution # **220/2011** outlining the Commission's decision as it relates to the above noted application.

Yours truly,

PROVINCIAL AGRICULTURAL LAND COMMISSION

Per:

A handwritten signature in black ink, appearing to read 'Brian Underhill', is written over a horizontal line.

Brian Underhill, Executive Director

Enclosure: Minutes, Sketch Plan

EW/51780d1



## PROVINCIAL AGRICULTURAL LAND COMMISSION

A meeting was held by the Provincial Agricultural Land Commission on May 25<sup>th</sup>, 2011 at the offices of the Commission located at #133 – 4940 Canada Way, Burnaby, B.C.

### COMMISSION MEMBERS PRESENT:

Richard Bullock	Chair
Jennifer Dyson	Vice-Chair
Gordon Gillette	Vice-Chair
Sylvia Pranger	Vice-Chair
Bert Miles	Commissioner
Roger Mayer	Commissioner
Jim Johnson	Commissioner
Jerry Thibeault	Commissioner
Lucille Dempsey	Commissioner
Denise Dowswell	Commissioner
Jim Collins	Commissioner

### COMMISSION STAFF PRESENT:

Tony Pellett	Regional Planner
Eamonn Watson	Land Use Planner
Shaundehl Runka	Policy Planner
Brian Underhill	Executive Director
Colin Fry	Executive Director

### APPLICATION ID: # 51780

**PROPOSAL:** Authorize establishment of a right of way and construction of a trail (within the new right of way and the existing rights of way of 136 Avenue and Foreman Drive) connecting to and forming part of the North Alouette River Greenway. (Submitted pursuant to section 6 of BC Regulation #171/2002 (ALR Use, Subdivision and Procedure Regulation))

### PROPERTY INFORMATION:

#### PROPERTY 1

**Owner:** Greater Vancouver Regional District  
**Date of Acquisition:** April 5, 2007  
**Parcel ID:** 027-025-934  
**Title No.:** BB486762  
**Legal Description:** Lot 1, Section 31, Township 12, New Westminster District, Plan BCP29366  
**Civic Address:** 136<sup>th</sup> Avenue, west of 224<sup>th</sup>, Maple Ridge  
**Size:** 24.6 ha  
**Area in ALR:** 24.6 ha  
**Current Land Use:** Vacant

**Farm Classification: No**  
(BC Assessment)

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**PROPERTY 2**

**Owner:** Greater Vancouver Regional District  
**Date of Acquisition:** April 5, 2007  
**Parcel ID:** 027-025-713  
**Title No.** BB486761  
**Legal Description:** Lot A, Section 30, Township 12, New Westminster District, Plan BCP29365  
**Civic Address:** 136<sup>th</sup> Avenue, west of 224<sup>th</sup>, Maple Ridge  
**Size:** 5.5 ha  
**Area in ALR:** 5.5 ha  
**Current Land Use:** Vacant  
**Farm Classification: No**  
(BC Assessment)

**COMMISSION CONSIDERATION:**

**Context**

Section 6 of the *Agricultural Land Commission Act* identifies the purposes of the Commission as: (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.

**Agricultural Capability**

Based on the information contained in Map 92G/2h and 92G/7a (Scale 1:25,000) of the BC Land Inventory (BCLI), 'Land Capability Classification for Agriculture in B.C.' system, the agricultural capability ratings of the proposed trail area is:

Unimproved Rating: 7:5WI 3:2WT Improved Rating: (5:2W 3:2T 2:3W)

**Note:** These ratings cover 60% (or 0.06 ha) of the proposed trail area.

Unimproved Rating: 6:4AP 4:5A Improved Rating: (6:3APT 4:4AP)

**Note:** These ratings cover 40% (or 0.04 ha) of the proposed trail area.

**Class and Subclass Descriptions**

- 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.
- Class 5 – Land in this class has limitations that restrict its capability to producing perennial forage crops or other specially adapted crops.



A soil moisture deficiency  
I inundation (flooding)  
P stoniness  
T topography  
W excess water

### **Agricultural Suitability**

The Commission discussed how the location of the proposed trail may affect the agricultural suitability of the subject properties. The location of the western portion of the trail adjacent to the North Alouette River would have only a minor affect on the subject property, since farming so close to the river would be challenging. The eastern portion of the trail, extending the 136<sup>th</sup> Avenue right of way, would also have a limited impact due to the location away from any land being farmed.

### **Assessment of Potential Impact on Agriculture**

The Commission also assessed the impact of the proposal against the long term goal of preserving agricultural land. Although the Commission did discuss some concerns with locating trails in areas that are actively farmed, it believed this particular trail would have a relatively low impact on adjacent farms due to the existence of dykes and natural vegetation buffers.

### **DECISION:**

#### **IT WAS**

**MOVED BY:** Commissioner Sylvia Pranger

**SECONDED BY:** Commissioner Jim Collins

THAT the application be approved for the following reasons:

- The proposed trail does not affect the suitability of the remainder of the subject property; and
- The proposed trail presents limited impacts on agriculture in the area.

AND THAT the approval is subject to the following conditions:

- No vehicular traffic is to be permitted on the trail; and
- The trail must remain compliant with the Maple Ridge OCP.

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 # 220/2011**