



Agricultural Land Commission
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August 21, 2014

ALC File: 53594
Your File: 2408642

Ministry of Forests, Lands and Natural Resource Operations
c/o Jeff Thom
780 Blanshard Street
Victoria, BC V8W 2H1

Dear Mr. Thom:

Re: Application to Subdivide Land in the Agricultural Land Reserve (ALR)

Please find attached the Minutes of Resolution #215/2014 as it relates to the above noted application.

The Commission draws your attention to s. 33(1) of the *Agricultural Land Commission Act* which provides an applicant with the opportunity to submit a request for reconsideration based on specific criteria.

33(1) On the written request of a person affected or on the commission's own initiative, the commission may reconsider a decision of the commission under this Act and may confirm, reverse or vary it if the commission determines that:

- (a) evidence not available at the time of the original decision has become available,
- (b) all or part of the original decision was based on evidence that was in error or was false.

A revised proposal does not constitute new evidence and as such is not a basis for reconsideration. The time limit for submitting a request for reconsideration is one (1) year from the date of this letter.

Further correspondence with respect to this application is to be directed to Eamonn Watson (Eamonn.Watson@gov.bc.ca).

Yours truly,

PROVINCIAL AGRICULTURAL LAND COMMISSION



Colin J. Fry, Chief Tribunal Officer

Enclosure: Minutes of Resolution #215/2014

cc: City of Surrey (File #7913 0195 00)

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MINUTES OF THE PROVINCIAL AGRICULTURAL LAND COMMISSION

A meeting was held by the Provincial Agricultural Land Commission on May 28, 2014 at the offices of the Commission located at #133 – 4940 Canada Way, Burnaby, B.C. as it relates to Application #53594.

COMMISSION MEMBERS PRESENT:

Richard Bullock	Chair
Jennifer Dyson	Vice-Chair
Gordon Gillette	Vice-Chair
Bert Miles	Commissioner
Jim Johnson	Commissioner
Jerry Thibeault	Commissioner
Lucille Dempsey	Commissioner

COMMISSION STAFF PRESENT:

Tony Pellett	Planner
Jennifer Carson	Planner
Eamonn Watson	Planner
Colin Fry	Chief Tribunal Officer

PROPOSAL (Submitted pursuant to s. 21(2) of the *Agricultural Land Commission Act*)

To subdivide the 62.4 ha subject property into one (1) 6.7 ha parcel and a 55.6 ha remainder.

PROPERTY INFORMATION:

Owner: The Crown in Right of British Columbia (Ministry of Forests, Lands and Natural Resource Operations)

Legal: PID: 005-085-985
South ½ Section 28, Township 7, New Westminster District, Except: Firstly: Part Subdivided by Plan LMP48314; Secondly: Part Dedicated Road on Plan LMP48315; Thirdly: Part Dedicated Road on Plan BCP19759

Location: 18793 – 32nd Avenue, Surrey

Size: 62.4 ha

LEGISLATIVE CONTEXT FOR COMMISSION CONSIDERATION

Section 6 (Purposes of the commission) of the *Agricultural Land Commission Act* states:

6 The following are the purposes of the commission:

- (a) to preserve agricultural land;

- (b) to encourage farming on agricultural land in collaboration with other communities of interest; and
 - (c) 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.
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COMMISSION CONSIDERATION

The Commission reviewed a previous application involving the subject property:

Application #34242 (Ministry of Forests, 1980) To construct a seed extraction facility on a portion of the property. The seed extraction facility was required to meet additional demand for seedling stock and to replace an outdated facility in another location. Approved by Resolution #2327/1980.

After considering the information the Commission concluded as follows:

1. The City of Surrey's Agriculture and Food Security Advisory Committee indicated that they did not support the application as there was no net benefit to agriculture.

Conclusion:

While the Commission does not assess applications based on proposed net benefits to agriculture, the Commission generally agrees with the Committee. The proposed subdivision and subsequent increase of lots in the Agricultural Land Reserve (ALR) is not appropriate. The mandate of the Commission is to preserve agricultural land and to encourage farming within the ALR. The applicant does not provide any agricultural rationale for the proposed subdivision. The proposed subdivision is inconsistent with the objective of the *Agricultural Land Commission Act* to preserve agricultural land and encourage agriculture.

2. In assessing agricultural capability, the Commission refers in part to agricultural capability mapping and ratings. The ratings are interpreted using the British Columbia Land Inventory (BCLI), 'Land Capability Classification for Agriculture in B.C.' system.

The improved agricultural capability ratings identified on BCLI map sheet 92G/2(b) for the subject property are Class 2 and Class 3.

Class 2 - land is capable of producing a wide range of crops. Minor restrictions of soil or climate may reduce capability but pose no major difficulties in management.

Class 3 - land is capable of producing a fairly wide range of crops under good management practices. Soil and/or climate limitations are somewhat restrictive.

The limiting subclasses associated with this parcel of land are W (excess water), A (soil moisture deficiency) and D (undesirable soil structure). Organic soils also exist on a portion of the subject property.

Conclusion:

The subject property has good agricultural capability.

The Commission believes the potential agricultural uses of the subject property could be extensive due to the excellent agricultural capability, location and size of the subject property. Keeping the subject property as a single lot and pursuing agricultural development would be the most appropriate use of the land.

IT WAS

MOVED BY: Commissioner Bullock

SECONDED BY: Commissioner Dyson

THAT the proposal to subdivide the subject property into two (2) lots be refused.

CARRIED

Resolution #215/2014