



Proposal Summary & Property Information

Proposed Inclusion of Surrey Federal Lands in the Agricultural Land Reserve

Prepared By: Mike Bandy, Regional Planner

Date: December 6, 2022

ALC File: 66884

Overview

The Agricultural Land Commission (the “Commission” or “ALC”), acting under s. 17(1) of the [Agricultural Land Commission Act](#) (ALCA), is initiating a proposal to include 123.6 ha (~305 acres) of land within the City of Surrey into the Provincial Agricultural Land Reserve (ALR) (the “Proposal”). The subject land is comprised of five contiguous parcels described in **Table 1** and shown on **Attachments A-C** (the “Properties” or the “Lands”):

Table 1: Subject Properties

Civic Address	PID	Legal Description	Owner
19233 40 Ave	014-120-321	South West Quarter, Section 34, Township 7, New Westminster District	His Majesty the King in right of the Government of Canada
3948 192 St	014-119-129	North Half of the North West Quarter of the North West Quarter, Section 27, Township 7, New Westminster District	His Majesty the King in right of the Government of Canada
3884 192 St	014-120-178	South Half of the North West Quarter of the North West Quarter, Section 27, Township 7, New Westminster District	His Majesty the King in right of the Government of Canada
19305 36 Ave	014-120-224	South Half of the West Half of the North West Quarter, Section 27, Township 7, Except: South 33 Feet, New Westminster District	His Majesty the King in right of the Government of Canada
19498 40 Ave	014-120-291	North Three-Quarters of the East Half of the North West Quarter, Section 27, Township 7, New Westminster District	His Majesty the King in right of the Government of Canada

The Properties are owned by the Government of Canada and were historically held for Federal communication purposes. The Properties have been concurrently leased to local producers for agricultural use dating back to the 1970s, and approximately 89 ha (220 acres) of the subject Lands are currently cultivated with field vegetable crops.

The Government of Canada has determined that the Properties are surplus to its needs and, in 2017, initiated a process to dispose of the Properties in accordance with Federal disposition procedures. The potential sale of the Properties by the Government of Canada to another agency or owner may render the Properties vulnerable to future changes in land use, as local land use plans contemplate Mixed Employment development on the Properties.

Given the longstanding agricultural use and productivity of the Properties, the Commission considers that the Lands may be suitable for inclusion in the ALR. Land within the ALR is subject to Provincial legislation (the ALCA and ALR regulations) which permits and protects agricultural use of ALR land while restricting non-farm uses or subdivision unless approved by the Commission. The ALR designation would support in preserving the Properties' continued agricultural use.

Site Context & Characteristics

The Properties are located in the Campbell Heights area of the City of Surrey, bounded by 192 St (west), 36 Ave (south), and the Township of Langley municipal boundary (east).

The surrounding land use is comprised of residential development (east), the Campbell Heights Business Park (south and west), and non-ALR residential acreages (west). The subject Lands border private ALR lands to the north, and if designated as ALR, would adjoin the large, contiguous ALR block within the City of Surrey.

Approximately 89 ha (220 acres) of the Lands is cleared and currently cultivated while the remaining ~34 ha (~84 acres) along the north and east boundary is forested. The Lands are generally flat with the exception of steep slopes in the northeast corner where Anderson Creek bisects the Lands, and gentler slopes in the northwest within the forested area.

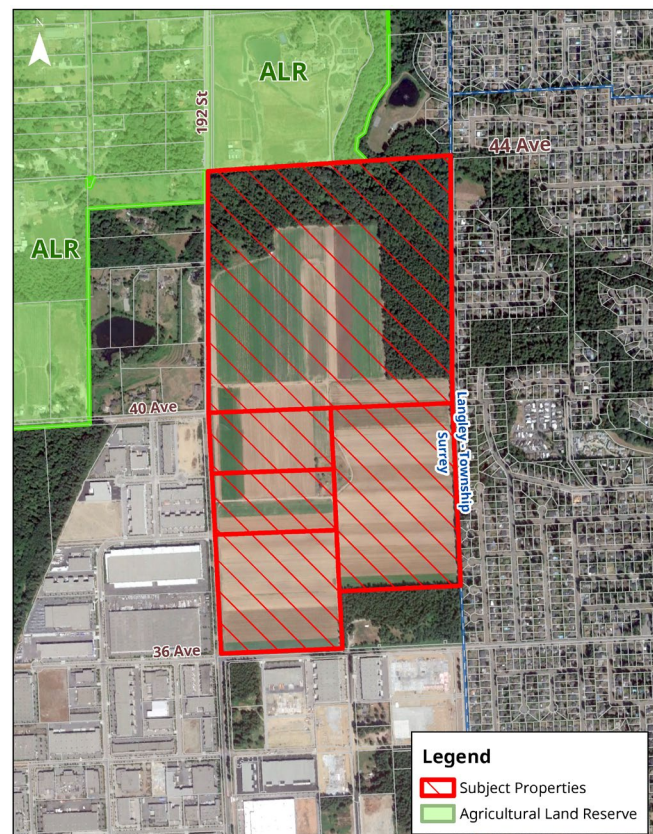


Figure 1: Google Earth image of the Properties and surrounding area (2022)

Agricultural Capability

Based on the BC Land Inventory (BCLI), 'Land Capability Classification for Agriculture in B.C.' system, the improved agricultural capability ratings applicable to the Lands are Class 2, 3, 4, and 7¹; more specifically, as shown in **Table 2** and **Attachment D**, approximately 91% of the land (112.8 ha) is within a polygon rated as improvable to Class 2A (considered as having prime agricultural capability). Class 2 land is capable of producing a wide range of crops; minor soil restrictions may reduce capability but pose no major difficulties in management. The limiting subclass associated with this polygon is A (soil moisture deficiency).

The remaining 10.7 ha comprising the northern extent of the Lands is primarily a combination of Classes 2, 3, and 4 land with various limiting subclasses including A (soil moisture deficiency), D (undesirable soil structure), F (low fertility), T (topographic limitations), and W (excess water). A small portion of the Lands' northeast corner is within a polygon rated as Class 7T generally following Anderson Creek, and is considered unimprovable due to topographic limitations.

Table 2: Agricultural Capability of the Lands

Improved BCLI Rating	Unimproved BCLI Rating	Approximate Total Area	Proportion of Proposal Area
(2A)	4AF	112.8 ha	91%
(4:4T 4:2WA 2:3AT)	6:4ATF 4:4WA	7.2 ha	6%
n/a	7T	3.3 ha	3%
(7:2AD 3:2WA)	7:4AWD 2:4WA 1:5W	0.2 ha	<1%

¹ 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.

Class 4 - land is capable of a restricted range of crops. Soil and climate conditions require special management considerations.

Class 5 - land is capable of production of cultivated perennial forage crops and specially adapted crops. Soil and/or climate conditions severely limit capability.

Class 7 - land has no capability for soil bound agriculture.

The BCLI Agricultural Capability classification system is further explained on the [Soils and Agricultural Capability](#) page of the ALC website.

Local Government Zoning and Land Use Designations

While the Properties are currently zoned for agricultural use under City of Surrey Zoning Bylaw No. 12000, local and regional land use plans contemplate future Mixed Employment uses on the Properties (i.e. Business or Technology Park), similar in nature to adjacent lands to the southwest in the Campbell Heights Business Park area (**Table 3**). In July 2022, City of Surrey Council expressed support for redesignating the Properties as 'Agricultural' as part of the City's Official Community Plan review process taking place in 2023.

Table 3: Applicable Zoning/Land Use Designations of the Properties

Plan/Bylaw	Designation(s)
City of Surrey Zoning Bylaw No. 12000, 1993	A1 General Agricultural
City of Surrey Campbell Heights Local Area Plan (2000)	Technology Park or Business Park Technology Park or Business Park (Office) Open Space Corridors/Buffers Landscaping Strips
City of Surrey Official Community Plan Bylaw No. 18020, 2014	Mixed Employment
MetroVancouver Regional Growth Strategy Bylaw No. 1136, 2010	Mixed Employment

The proposed inclusion may have implications on the Properties' future land use, as the Provincial ALCA takes precedence over (but does not replace) local and regional land use regulations. Though the Properties are designated for future Mixed Employment use in local land use plans, non-agricultural uses such as Business Park development etc. would not be permitted without Commission approval if the Properties are designated as ALR.

ALC Policy & Procedures

The Proposal is being initiated under s. 17(1) of the ALCA, which states that the Commission, on its own initiative, may approve the inclusion of land in the ALR if the Commission considers that the approval carries out the intent of the ALCA. Additionally, s. 15(1) of the ALCA states that the Commission may designate land, including Crown land, as ALR land for the purposes of s. 6 of the ALCA, if the Commission is satisfied that the land is suitable for farm use.

In accordance with s. 17(2) of the ALCA, the Commission will hold a Public Hearing to afford interested parties an opportunity to be heard on matters related to the Proposal. A report of the Public Hearing and all written submissions received in advance of the Public Hearing will be compiled and provided to the Commissioners for review. Additional procedural requirements for Commission-initiated inclusion proposals are set out in ss. 15 and 17 of the ALR General Regulation, BC Reg. 149/2020.

In making a determination on the matter, the Commission will consider the Proposal and the Public Hearing feedback in the context of the Commission's purposes and priorities set out in s. 6 of the ALCA:

6 (1) The following are the purposes of the commission:

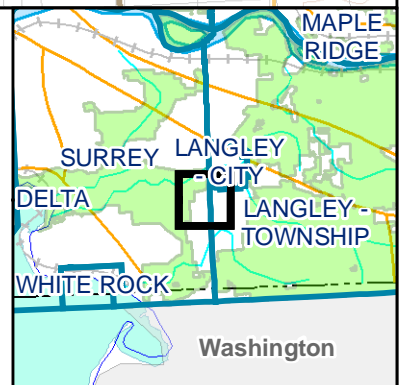
- (a) to preserve the agricultural land reserve;*
- (b) to encourage farming of land within the agricultural land reserve in collaboration with other communities of interest; and,*
- (c) to encourage local governments, first nations, the government and its agents to enable and accommodate farm use of land within the agricultural land reserve and uses compatible with agriculture in their plans, bylaws and policies.*

(2) The commission, to fulfill its purposes under subsection (1), must give priority to protecting and enhancing all of the following in exercising its powers and performing its duties under this Act:




- (a) the size, integrity and continuity of the land base of the agricultural land reserve;*
- (b) the use of the agricultural land reserve for farm use.*

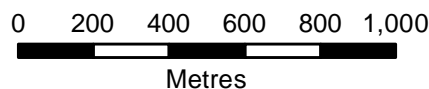
Attachments

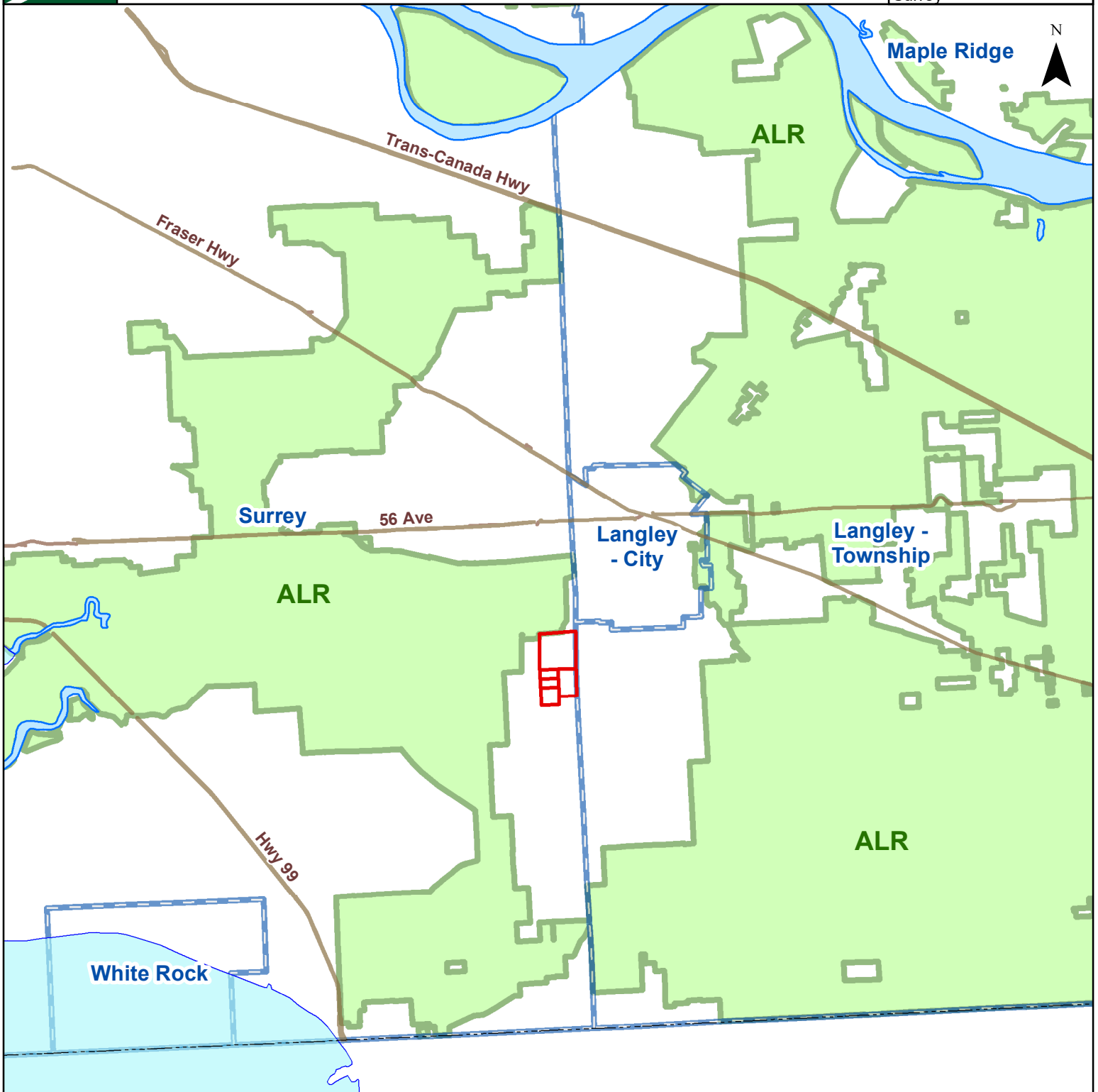
- A. ALR Context Map (Local scale 1:20,000)
- B. ALR Context Map (Regional scale 1:120,000)
- C. Airphoto Map
- D. Agricultural Capability Map



ALC FILE NO:	66884
MAP PRODUCED:	December 2, 2022
MAP SCALE:	1:20,000
DATA SOURCES & NOTES: ALC and BCGW. Contains information licensed under Open Government License - British Columbia. Map for reference only. Accuracy not guaranteed.	

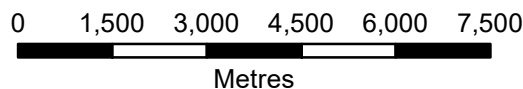
-  Subject Properties
-  Agricultural Land Reserve
-  PMBC Parcel Cadastre

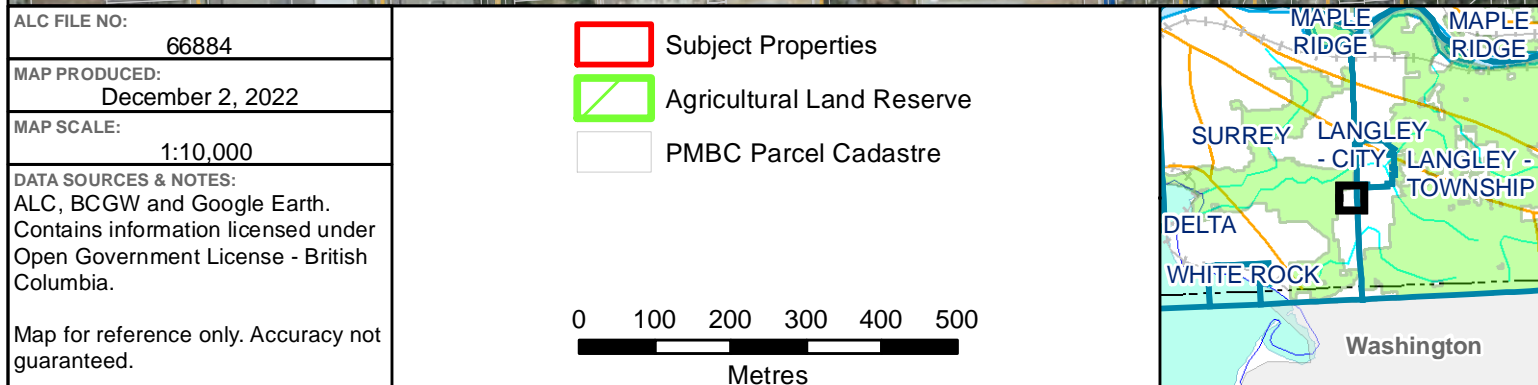




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- Subject Properties
- Agricultural Land Reserve
- Municipal Boundary

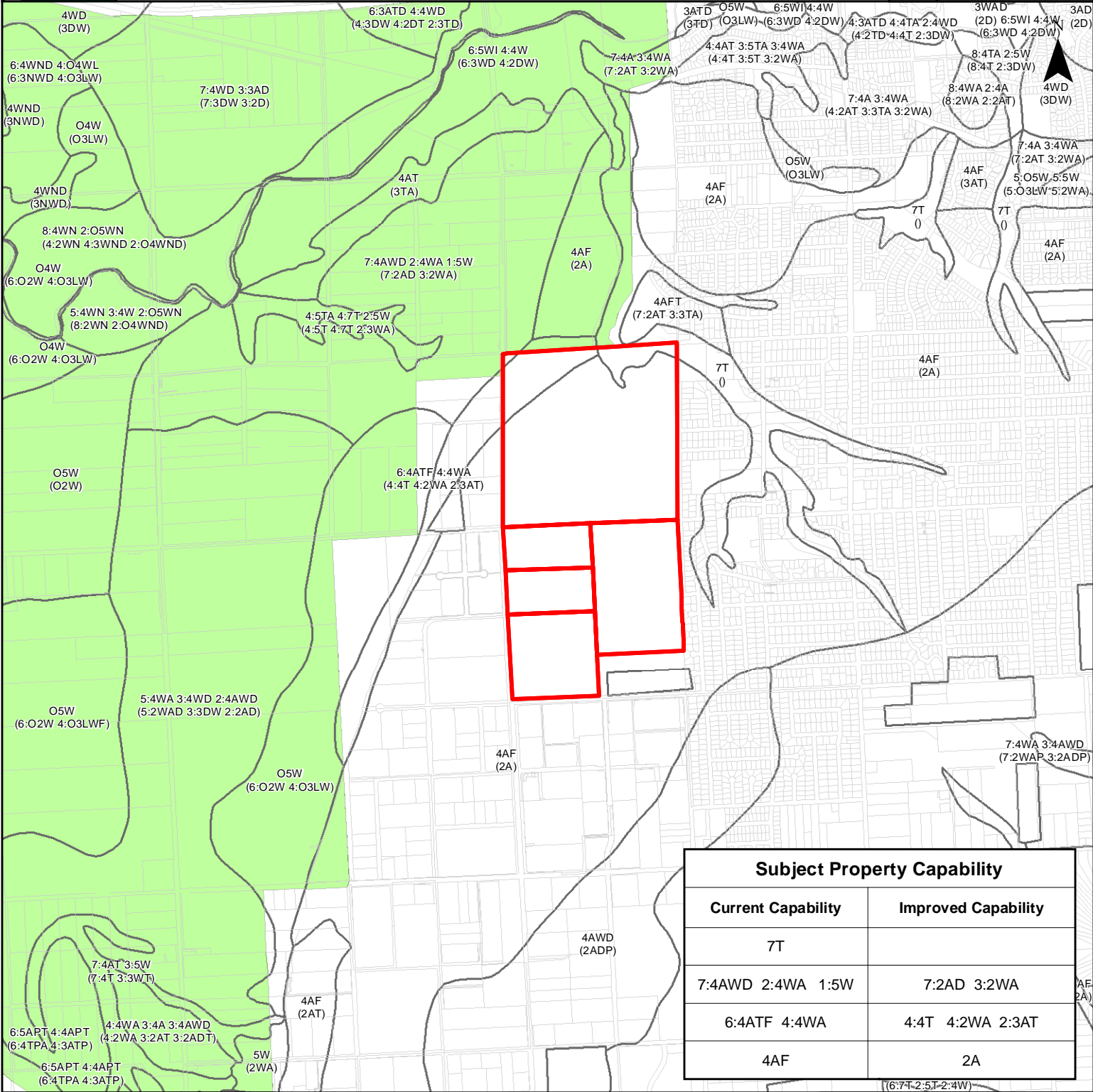






Agricultural Capability Map

MAPSHEET NO:
92G/02b
LOCAL GOVERNMENT:
Surrey



Subject Property Capability	
Current Capability	Improved Capability
7T	
7:4AWD 2:4WA 1:5W	7:2AD 3:2WA
6:4ATF 4:4WA	4:4T 4:2WA 2:3AT
4AF	2A

ALC FILE NO:
66884

MAP PRODUCED:
December 2, 2022

MAP SCALE:
1:25,000

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- Subject Properties
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- PMBC Parcel Cadastre

