



March 14, 2023

Kim Grout  
Chief Executive Officer  
Agricultural Land Commission  
Via email: [kim.grout@gov.bc.ca](mailto:kim.grout@gov.bc.ca)

**Re: Proposed Inclusion of KKS Territory in the Agricultural Land Reserve**

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Dear Ms. Grout:

**I. Introduction**

We write on behalf of the Katzie, Kwantlen and Semiahmoo First Nations (KKS) with respect to the Agricultural Land Commission's proposal to include lands located at 192<sup>nd</sup> Street and 40<sup>th</sup> Avenue, Surrey, British Columbia (KKS Trade Lands) within the Agricultural Land Reserve (Proposed Inclusion). Specifically, we wish to address the ALC's disregard for the scope of its jurisdiction to designate lands under the *Agricultural Land Commission Act*, its egregious failure to fulfill its constitutional obligations to KKS with respect to the Proposed Inclusion, and its interference with KKS's ongoing negotiations with Canada.

**II. The KKS Trade Lands**

As you are aware, our ancestors have occupied, governed, stewarded, and used the KKS Trade Lands since time immemorial, and continue to do so except where expressly prohibited by government regulation, displacement, and development. We collectively hold and exercise inherent and constitutionally protected rights, including Aboriginal title, over the KKS Trade Lands based on our traditional, exclusive, and sufficient occupation at all relevant times.

As our legal counsel explained to you in their letter of January 6, 2023, the KKS Trade Lands historically comprised a vital component of our society and economy. We used the KKS Trade Lands extensively for travel, trade, and the harvesting of resources. The KKS Trade Lands were an integral part of the main trading route between our communities, and as such were fundamental in facilitating the trade of shellfish inland to Katzie and Kwantlen, and other

resources such as deer, elk, and salmon West towards Semiahmoo. The KKS Trade Lands were, and continue to be, of deep cultural, spiritual, and economic importance to us.

Additionally, the KKS Trade Lands are uniquely important to KKS because they are some of the last undeveloped lands within our territories. Since the time of colonization our territories have been subject to ongoing and extensive commercial and residential development. The land available to us for the exercise of our inherent and constitutionally protected rights, which is essential to our collective culture, has been systematically diminished to an almost non-existent level. The value and importance of the KKS Trade Lands to KKS cannot be overstated given that they are some of the very last lands within our territories which remain undeveloped and available for us to use, steward, manage and benefit from, including economically, in accordance with our constitutionally protected rights.

### **III. ALC's Lack of Jurisdiction**

As you are aware, the KKS Trade Lands are currently held and administered as public lands by the federal government and are subject to federal jurisdiction. The ALC, as a provincially appointed body, does not have the jurisdiction to designate federal public land, including the KKS Trade Lands, as ALR land. The Proposed Inclusion would impact the federal government's ability to manage and administer the KKS Trade Lands in a manner consistent with its obligations to the public and to KKS and therefore constitutes an unacceptable interference with federal jurisdiction.

The ALC does not have the authority to unilaterally alter the nature of federally held public land. It is irrelevant that a provincial designation as ALR land may not affect the KKS Trade Lands until such time as the lands may be transferred to the provincial government. Pre-emptively issuing an ALR designation over federal public land amounts to an improper exercise of the ALC's jurisdiction and authority.

Furthermore, the ALC's designation attempt appears to have clear political motivations. The ALC has failed to explain why, with no advance notice to directly impacted First Nations, it decided *on its own accord* (i.e. without any publicly disclosed external application or request) to initiate a process to designate the KKS Trade Lands as ALR lands when it knew these lands were federally held public lands subject to a very strong Aboriginal title claim by local First Nations.

Regardless of the ALC's motivations behind its unilateral and improper attempt to designate the KKS Trade Lands as ALR land, it simply does not have the jurisdiction to do so. If the ALC purports to add the KKS Trade Land to ALC, KKS will judicially review this decision.

### **IV. ALC's Failure to Fulfill its Obligations to KKS**

As outlined above, the ALC does not have the jurisdiction to designate the KKS Trade Lands as ALR lands. However, as the ALC appears determined to continue its extra jurisdictional efforts to include the KKS Trade Lands in the ALR, we remind you that the ALC has utterly failed to fulfill (or, shockingly, even attempt to fulfill) the ALC's constitutional obligation to consult and accommodate KKS with respect to the Proposed Inclusion.

For reasons we cannot comprehend, the ALR is rapidly advancing a top-down, one-sided public engagement process related to the Proposed Inclusion that is fully inconsistent with the Province's constitutional obligations to consult and accommodate KKS.

Given the very high strength of our claim to the KKS Trade Lands and the risk of significant, potentially permanent, impacts on our rights, the Provincial duty to consult and accommodate KKS with respect to the Proposed Inclusion lies at the highest end of the consultation spectrum outlined in *Haida*. Accordingly, the ALC must be prepared to negotiate satisfactory interim solutions, adjust its plans where necessary, enable our participation in the decision-making process, ensure adequate economic accommodation, and seek our consent before arriving at a decision.

To be clear, the potential impacts of the Proposed Inclusion on our constitutionally protected rights are of the highest magnitude. Restricting the KKS Trade Lands to only those activities outlined in the *Agricultural Land Commission Act* will permanently foreclose on KKS's ability to exercise our right to use and benefit from the KKS Trade Lands, including economically, in a manner that is consistent with our inherent right to govern, steward and manage our lands as we see fit.

To-date, the ALC has completely failed to fulfill its constitutional obligations to consult and accommodate KKS with respect to the Proposed Inclusion. First, the ALC decided to initiate a process to designate the KKS Trade Lands as ALR lands and hold a public engagement meeting regarding the same without providing any notice to KKS, let alone an opportunity to discuss initial concerns and co-development options. After learning of the meeting from a third party, we immediately notified the ALC of our claim to the KKS Trade Lands by way of a letter dated January 6, 2023. We requested that the public meeting be cancelled to allow for the necessary engagement with KKS. The ALC chose to disregard our request and proceeded to hold the public meeting despite our objections.

In a letter to KKS dated January 10, 2023, the ALC informed us that we were "welcome to attend and participate" in the public meeting and could provide written submissions for the ALC's consideration. In an email to KKS dated January 12, 2023, the ALC offered to meet with KKS representatives to "facilitate getting KKS perspectives on the record to be considered by the Commission."

Refusing our requests to enter a meaningful consultation process and offering to simply "consider" the perspective of KKS constitutes an egregious failure of the ALC's constitutional obligation to consult and accommodate KKS in the present situation. The ALC's approach to engagement fails to account for KKS' constitutional rights and the ALC's corresponding obligations. An "information sharing" and one-sided "perspective consideration" approach to consultation is rarely acceptable, and never in a situation where the impacted First Nations have a high strength of claim such as KKS's claim over the KKS Trade Lands.

As a final comment, we note that in your letter of January 10, 2023, you state that the ALC has not made a final decision regarding the Proposed Inclusion. This is irrelevant to the ALC's constitutional obligations to KKS. The ALC has made a myriad of decisions related to the

Proposed Inclusion which amount to an ongoing breach of the ALC's duty to consult and accommodate KKS. The duty to consult entitles First Nations to a meaningful and fair *process*. The ALC's process with respect to the Proposed Inclusion to-date has been a stark and disconcerting example of a top-down, pre-determined undertaking which directly undermines the Province of British Columbia's commitment to reconciliation with Indigenous Peoples and amounts to a breach of the honour of the Crown.

## **V. ALC Interference in Federal Crown-Indigenous Negotiations**

As you are aware, Canada and KKS have been engaged in a multi-year negotiation process with respect to the KKS Trade Lands. The parties have made significant progress in their negotiations, including the development and review of multiple research studies and the co-creation of a novel and viable path forward with respect to the KKS Trade Lands that will make attempts to satisfy all stakeholders.

KKS would like to offer the ALC an opportunity to learn more about KKS's proposed use of the KKS Trade Lands. KKS believes that the ALC would benefit from seeing the scope of the work that has already taken place between KKS and Canada and witnessing how close the parties are to concluding a just and reconciliatory agreement regarding the KKS Trade Lands.

KKS would be pleased to share this information with the ALC, however, we would require a standard Non-Disclosure Agreement given the sensitive and confidential nature of the negotiation details.

We believe that approaching this matter in a respectful, government-to-government manner between Canada, KKS, and the ALC (as an agent of the Province), may bring this process into greater alignment with the Province's commitment to reconciliation with Indigenous Peoples and the honour of the Crown.

## **VI. Conclusion**

You have now been put on notice of the ALC's lack of jurisdiction to designate the KKS Trade Lands as ALR land, and the ALC's failure to fulfill its constitutional obligation to consult and accommodate KKS with respect to the Proposed Inclusion, on multiple occasions.

If you continue to advance the Proposed Inclusion process without the proper authority and without engaging in a meaningful consultation process with KKS we will be forced to pursue all necessary means to protect our inherent and constitutionally protected rights in the KKS Trade Lands.

We wish to note that the ALC's unilateral imposition of deadlines regarding the Proposed Inclusion, including the March 6, 2023, deadline to provide written submissions, is entirely at odds with the ALC's constitutional obligations to KKS as outlined throughout this letter. The ALC's recent correspondence to KKS where the ALC indicates it is "willing to consider" extending the March 6, 2023, submission deadline similarly demonstrates a fundamental misunderstanding of the collaborative and mutually respectful process required by the duty to consult.



In closing, we remind you that Canadian courts have confirmed that First Nations require sufficient expertise and resources to participate meaningfully in consultation, and that appropriate funding is essential to ensure a fair and balanced consultation process and level playing field between First Nations and the Crown. Accordingly, it is incumbent upon the ALC to provide sufficient funding to facilitate KKS's meaningful participation in the consultation process.

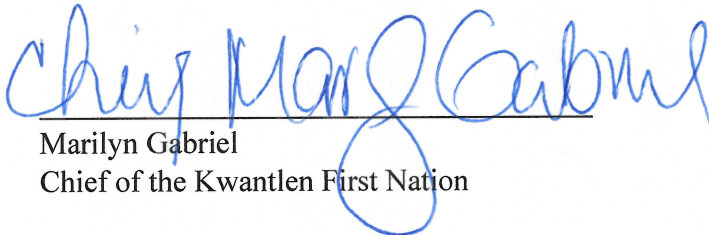
We trust you will take no further steps in the Proposed Inclusion process until we are provided sufficient capacity funding to enable our meaningful participation in consultations in respect of the same.

Please contact us immediately to arrange a time to meet to discuss how the ALC intends to fulfill its obligations to KKS and remain within the jurisdictional bounds of its designation authority. As a first step, we reiterate our offer to share information related to KKS's intended use of the KKS Trade Lands in an effort to educate the ALC regarding the gravity of what is at stake in this critical matter.

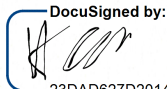
Sincerely,



Grace George  
Chief of the Katzie First Nation



Marilyn Gabriel  
Chief of the Kwantlen First Nation

DocuSigned by:  


23DAD627D2014CC

Harley Chappell  
Chief of the Semiahmoo First Nation

cc:

Premier David Eby, via email: [premier@gov.bc.ca](mailto:premier@gov.bc.ca)

Honourable Murray Rankin, Ministry of Indigenous Relations, via email:

[IRR.Minister@gov.bc.ca](mailto:IRR.Minister@gov.bc.ca)

Honourable Pam Alexis, Minister of Agriculture, via email: [AGR.Minister@gov.bc.ca](mailto:AGR.Minister@gov.bc.ca)

Heinz Dyck, via email: [Heinz.Dyck@gov.bc.ca](mailto:Heinz.Dyck@gov.bc.ca)

Deanna Amos, via email: [Deanna.M.Amos@gov.bc.ca](mailto:Deanna.M.Amos@gov.bc.ca)

Susan Durieux - Federal Negotiations Manager, Team South via email: [Susan.Durieux@rcaanc-cirnac.gc.ca](mailto:Susan.Durieux@rcaanc-cirnac.gc.ca)

Ben Black, Regional Manager, Real Estate Services, Public Services and Procurement Canada, via email: [Ben.black@pwgsc-tpsgc.ca](mailto:Ben.black@pwgsc-tpsgc.ca)

**From:** [Clerks Department Webmail](#)  
**To:** [ALC Referrals ALC:EX](#)  
**Subject:** Response to ALC Proposal for Inclusion of Federally Owned Lands in City of Surrey into the ALR  
**Date:** February 15, 2023 3:58:58 PM  
**Attachments:** [image001.png](#)  
[image002.png](#)  
[image003.png](#)  
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[image005.png](#)  
[image006.png](#)  
[image007.png](#)  
[2023 02 15 OUT ALC Response to Proposal for Inclusion of Federally Owned Lands in CoS into ALR.pdf](#)

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**[EXTERNAL]** This email came from an external source. Only open attachments or links that you are expecting from a known sender.

Good afternoon,

Please see attached correspondence from the City Clerk regarding a Response to Agricultural Land Commission Proposal for Inclusion of Federally Owned Lands in City of Surrey into the Agricultural Land Reserve for your information.

Kind regards,  
GLADYS YEUNG | CLERK



**CITY OF SURREY**

Office of the City Clerk | Legislative Services  
13450 104th Ave, Surrey, BC, Canada V3T 1V8  
T 604.591.4232 | F 604.501.7578 | [www.surrey.ca](http://www.surrey.ca)



**Connect, Share and Engage with your City**

February 15, 2023

File: 0110-40

Mike Bandy  
Regional Planner (Island, Kootenay, South Coast)  
Agricultural Land Commission  
[ALC.Referrals@gov.bc.ca](mailto:ALC.Referrals@gov.bc.ca)

Dear Agricultural Land Commission:

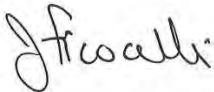
**Re: Response to Agricultural Land Commission Proposal for Inclusion of Federally Owned Lands in City of Surrey into the Agricultural Land Reserve**

At the February 13, 2023 Regular Council – Public Hearing meeting, Council considered the proposal to include 123 ha (304 ac) of federally owned lands within the City of Surrey into Provincial Agricultural Reserve and passed the following resolution.

“That Council:

1. Provide staff with direction to proceed with Option 1, that the City supports the addition of the currently farmed portion of the lands included in the Agricultural Land Commission’s proposal into the Agricultural Land Reserve, as outlined in Corporate Report Ro20 and related map;
2. Direct the City Clerk to forward a copy of Corporate Report Ro20, along with the related Council Resolution, to the Agricultural Land Commission as the City’s written comments to their Inclusion Proposal prior to their extended deadline for comments of February 15, 2023.”

Yours truly,



Jennifer Ficocelli  
City Clerk

JF/GY

Encl.

**G. CORPORATE REPORTS**

The Corporate Reports, under date of February 13, 2023, were considered and dealt with as follows:

**Item No. Ro20                      Response to Agricultural Land Commission Proposal for  
Inclusion of Federally Owned Lands in City of Surrey into the  
Agricultural Land Reserve  
File: 6880-75 (ALR)**

The Acting General Manager, Planning & Development, and General Manager, Investment & Intergovernmental Relations, submitted a report to obtain Council's direction from a series of options, as described in Appendix "I", in response to a December 15, 2022 letter from the Agricultural Land Commission ("ALC"), attached as Appendix "II", proposing to include 123 ha (304 ac) of federally owned lands within the City of Surrey into the Provincial Agricultural Land Reserve. This report also provides background information and options for Council's consideration and requests that the related Council Resolution be provided to the ALC as written comments on the matter prior to their February 15, 2023 extended deadline for comments.

It was

Moved by Councillor Hepner  
Seconded by Councillor Annis

That Council provide staff with direction to proceed with Option 1, that the City supports the addition of the currently farmed portion of the lands included in the Agricultural Land Commission's proposal into the Agricultural Land Reserve, as outlined in Corporate Report Ro20 and related map.

RES.R23-293

Carried

It was

Moved by Councillor Bose  
Seconded by Councillor Hepner  
That Council direct the City Clerk to forward a copy Corporate Report Ro20, along with the related Council Resolution, to the Agricultural Land Commission as the City's written comments to their Inclusion Proposal prior to their extended deadline for comments of February 15, 2023.

RES.R23-294

Carried

NO: R020

COUNCIL DATE: Feb 13 2023

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## REGULAR COUNCIL

TO: Mayor & Council DATE: February 9, 2023

FROM: Acting General Manager, Planning & Development  
General Manager, Investment & Intergovernmental  
Relations FILE: 6880-75 (ALR)

SUBJECT: Response to Agricultural Land Commission Proposal for Inclusion of Federally  
Owned Lands in City of Surrey into the Agricultural Land Reserve

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## RECOMMENDATION

The Planning & Development Department and the Investment & Intergovernmental Relations Department recommend that Council:

1. Provide staff with direction to proceed with:
  - a. Option 1, that the City supports the addition of the currently farmed portion of the lands included in the Agricultural Land Commission's proposal into the Agricultural Land Reserve, as outlined in this report and related map; or
  - b. Option 2, that the City does not support the Agricultural Land Commission proposal to have Federally Owned Lands added into the Agricultural Land Reserve, as outlined in this report; or
  - c. Option 3, that the City request the Agricultural Land Commission withdraw their current proposal with the intention of reviewing the use of these lands at a later date; and
2. Direct the City Clerk to forward a copy this report, along with the related Council Resolution, to the Agricultural Land Commission as the City's written comments to their Inclusion Proposal prior to their extended deadline for comments of February 15, 2023.

## INTENT

The intent of this report is to obtain Council's direction from a series of options, as described in Appendix "I", in response to a December 15, 2022 letter from the Agricultural Land Commission ("ALC"), attached as Appendix "II", proposing to include 123 ha (304 ac) of federally owned lands within the City of Surrey into the Provincial Agricultural Land Reserve ("ALR"). This report also provides background information and options for Council's consideration and requests that the



related Council Resolution be provided to the ALC as written comments on the matter prior to their February 15, 2023 extended deadline for comments.

## BACKGROUND

Under s. 17(1) of the *Agricultural Land Commission Act* ("the Act"), the ALC, on its own initiative, has applied for the inclusion of approximately 123 ha (~305 ac) of federally owned lands in Surrey, within North Campbell Heights Local Area Plan ("LAP") into the ALR, as illustrated in Appendix "II". The inclusion proposal ("the Proposal") includes five separate properties.

A summary of the proposed inclusion property addresses, uses, land use designations, and zones as well as previous motions by the City and Metro Vancouver related to the federally owned lands is provided in Appendix "III".

In accordance with s. 17(2) of *the Act*, the ALC held a public hearing. The City requested and was granted an extension to provide written comments, until February 15, 2023.

## DISCUSSION

Given the intent of ALC to include the properties into the ALR, it is recommended that Council provide written direction to the Province on behalf of the City. Accordingly, staff have prepared the following options to consider in forming the City's response:

1. Option 1, to support the addition of the currently farmed portion of the lands in the ALC Proposal into the ALR; or
2. Option 2, to not support the ALC Proposal to have the lands added into the ALR; or
3. Option 3, to request the ALC withdraw their current proposal with the intention of reviewing the use of these lands at a later date.

A summary of each option is provided in Appendix "I".

## CONCLUSION

This report provides background information to Council on a proposed ALR Inclusion of Federal Lands in the City of Surrey by the ALC, and options for Council to provide written comments on the matter in advance of an extended deadline to provide comments of February 15, 2023.



Jeff Arason, P.Eng.  
Acting General Manager,  
Planning & Development



Donna Jones  
General Manager,  
Investment & Intergovernmental Relations

Appendix "I" Summary of Options for Considerations

Appendix "II" ALC Letter for Proposed ALR Inclusion of Federal Lands in the City of Surrey

Appendix "III" Proposed ALR Inclusion Area

Appendix "IV" Proposed Inclusion and Adjacent Property Uses and Land Use Designation Tables

## APPENDIX "I"

### **Option 1: To Support the addition of the currently farmed portion of the lands in the ALC Proposal into the ALR**

There are currently 9,275 ha (22,919 ac) of ALR land in Surrey, which was established by the Province in 1973. If the Proposal properties of 123 ha (303 ac) are added into the ALR, it will increase the total ALR lands in Surrey by 1.3%, as identified in Schedule "B".

#### Protection of Farmland

Information from the ALC indicates that, according to the BCLI Land Capability Classification for Agriculture, 112.8 ha of the Proposal properties are considered to have prime agricultural capability due to a soil classification which allows for production of a wide range of crops with no major difficulties in management. The remainder 10.7 ha is a combination of soil types with varying subclasses.

The ALC also indicates that the majority of the Proposal properties have been leased to local producers for agricultural uses dating back to the 1970s, and approximately 89 ha of land are currently cultivated with field vegetable crops. Given the longstanding agricultural use and productivity of the subject properties, the ALC considers the lands suitable for inclusion in the ALR.

From an economic standpoint, Surrey's farmers support over 3,300 jobs and produce over \$167 million in sales (2013). In addition to the part-time seasonal workers, there are farm manager positions for each site, as well as jobs created indirectly through transportation, processing, and retail.

#### Potential Loss of Campbell Heights DCCs

Removing these identified lands from the Campbell Heights Land Use Plan will result in an estimated \$53 million shortfall in Campbell Heights DCCs, resulting in inadequate funds to complete infrastructure upgrades.

#### Potential Loss of Future Property Tax Revenue

If these properties become a part of the ALR versus if these properties were to be zoned as Business Park resulting in a Class 6 (Business & Other) classification assigned by British Columbia Assessment, the potential municipal tax revenue loss is \$4.0M based on 2022 land assessments.

#### Potential Loss of BCS Lands

The Proposal properties includes 34 hectares of intact forested land which has been identified as providing moderate to high ecological value as part of the GIN in Surrey's BCS, as illustrated in Schedule "C". Should the Proposal properties be added to the ALR, they would be governed under the *Farm Practices Protection (Right to Farm) Act*. This legislation allows for all or portions of the existing forested area on the property to be cleared for farming purposes, as the *Farm Practices Protection (Right to Farm) Act* ensures that a farmer is not prevented from conducting normal farming practices as part of their farm operation. There may, however, be limitations to the extent of removal of any environmentally sensitive assets based on the presence of regulated



watercourses and wildlife as well as federally regulated species at risk, or a future farm plate or agricultural buildings.

Given the above, as an alternative to adding all of the lands in the ALC Proposal, Option 1 recommends that only the actively farmed portions of the lands be added to the ALR, as illustrated in Schedule "C".

## **Option 2: To Not Support the ALC Proposal**

The Proposal properties have been designated and anticipated for industrial use since 1966 when the *Surrey Official Community Plan By-law No. 2465* was adopted, and the Proposal properties were not identified as lands to be added to the ALR in 1973. The Campbell Heights Land Use Plan, approved by Council in 2000, designated the Proposal properties as Business or Technology Park.

### Pressure on Regional Industrial Land Supply

According to the Metro Vancouver Industrial and Mixed Employment Land Policy review, industrial lands, while comprising only 4% of this region's land base, accommodate over one-quarter of total employment, and contribute to the region's economic well-being, along with connections to transportation, trade, and government tax revenues. Metro Vancouver's Regional Industrial Lands Strategy documents the extremely limited supply of industrial lands in the region, the consistently strong demand for industrial space, and the few opportunities to add more industrial lands to the regional market. In many areas, existing industrial lands are also being threatened by conversion to other uses.

There are currently 4,030 ha (9,958 ac) of Mixed Employment designated lands identified in the OCP (as generally identified in Schedule "D"), with 658 ha (1,627 ac) within the Campbell Heights Land Use Plan area. Lands in the Campbells Heights Land Use Plan area are nearing development capacity, with only 313 ha (775 ac) remaining undeveloped. If the Proposal properties were removed from the Business/Technology Park designation, it would reduce the vacant employment land supply in the Plan area to 190 ha (470 ac). Based on current absorption rates, the remaining capacity would be built out by 2029.

### Future Land Capacity for Farming vs. Industrial Uses

Surrey's ALR lands (9,275 ha) form a larger land base area than industrial land area (4,030 ha). While each use requires differing land area for production, there is a significant difference between the land available for future use for farming than for industrial.

Approximately 30% of Surrey's land base, 9,275 ha (22,919 ac) is currently within the ALR. According to the 2016 BC Land Use Inventory ("BCLUI"), 57% of Surrey's ALR lands are actively farmed, 24% are natural or semi-natural, and 19% are inactively farmed or not farmed. This leaves approximately 1,700 ha (4,200 ac) of unconstrained land that is not actively farmed in the ALR available for future farming.

In comparison, 4,030 ha (9,958 ac) of land is designated for Mixed Employment and Industrial in the OCP, with most of this land being largely developed. According to a 2016 Industrial Land

Supply Analysis report conducted by Colliers, there are only 432 ha (1,069 ac) of industrial land that is unconstrained and vacant in Surrey. With South Campbell Heights lands being added to the inventory, the total supply of land potentially for industrial development in Surrey is estimated at 622 ha (1,537 ac).

Across the region, the demand for industrial land continues to outpace supply, as there are few alternative employment lands available within the Urban Containment Boundary ("UCB"). In the absence of additional land to meet continued demand, the region is anticipated to absorb all effective supply sometime between 2028 and 2035.

#### Protection of BCS Lands

The Proposal properties includes 34 ha of intact forested land which has been identified as providing moderate to high ecological value as part of the GIN in Surrey's BCS. Should the Proposal properties remain outside of the ALR, the City will be able to ensure that the ecological value of these lands are protected as part of any future development application.

#### **Option 3: To request the ALC withdraw their current proposal with the intention of reviewing the use of these lands at a later date**

As discussed above, farming uses have occurred on a portion of the Proposal properties while they have been outside of the ALR but zoned as A-1 - General Agriculture. Also as discussed above, the inclusion of the any lands in the ALR does not ensure that the lands are actively farmed, as currently 1,700 ha of lands in the City in the ALR are not actively being farmed. Furthermore, the inclusion of the lands in the ALR could result in a loss of the 34 ha of intact forested land which has been identified as providing moderate to high ecological value as part of the GIN in Surrey's BCS.

In addition, the City has been advised by the Katzie, Kwantlen, and Semiahmoo First Nations that they have been engaging with the Federal Government on the future of Proposal properties. The Katzie, Kwantlen, and Semiahmoo First Nations have expressed concern that the addition of these lands to the ALR could frustrate their discussions with the Federal Government. Staff have not been advised when these discussions are expected to conclude.

Given the above, Council could direct staff to request the ALC withdraw their current proposal with the intention of reviewing the lands at a later date.

Schedule "B" Current ALR Lands in Context to Proposed Inclusion Area

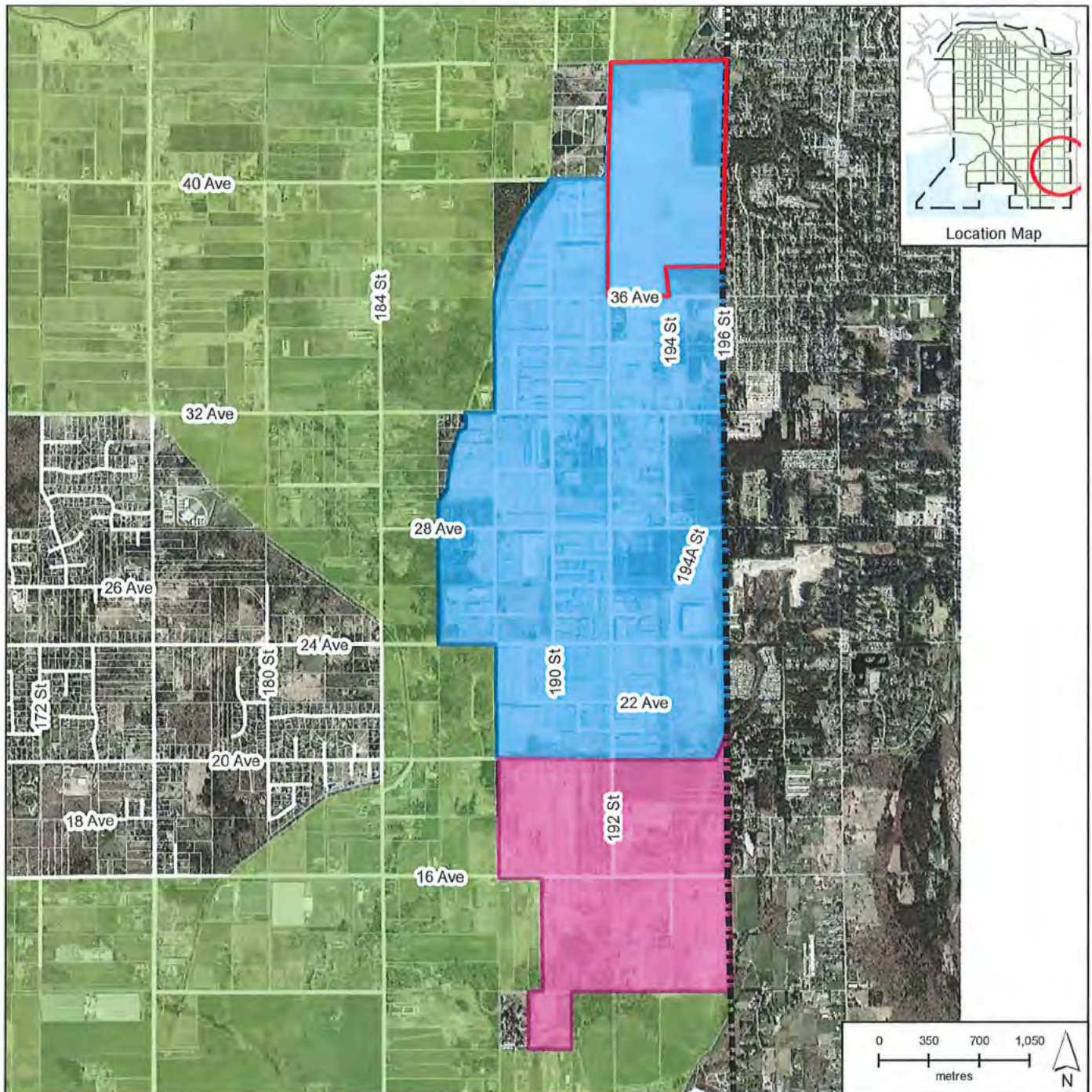
Schedule "C" Recommended ALR Inclusion Area

Schedule "D" Current OCP Employment Areas in Context to Proposed Inclusion Area



# Proposed Inclusion Area - Context Map

## SCHEDULE "B"



### LEGEND

- Surrey City Boundary
- Agricultural Land Reserve
- North Campbell Heights Local Area Plan
- South Campbell Heights Local Area Plan
- ALC Inclusion Area
- Lots

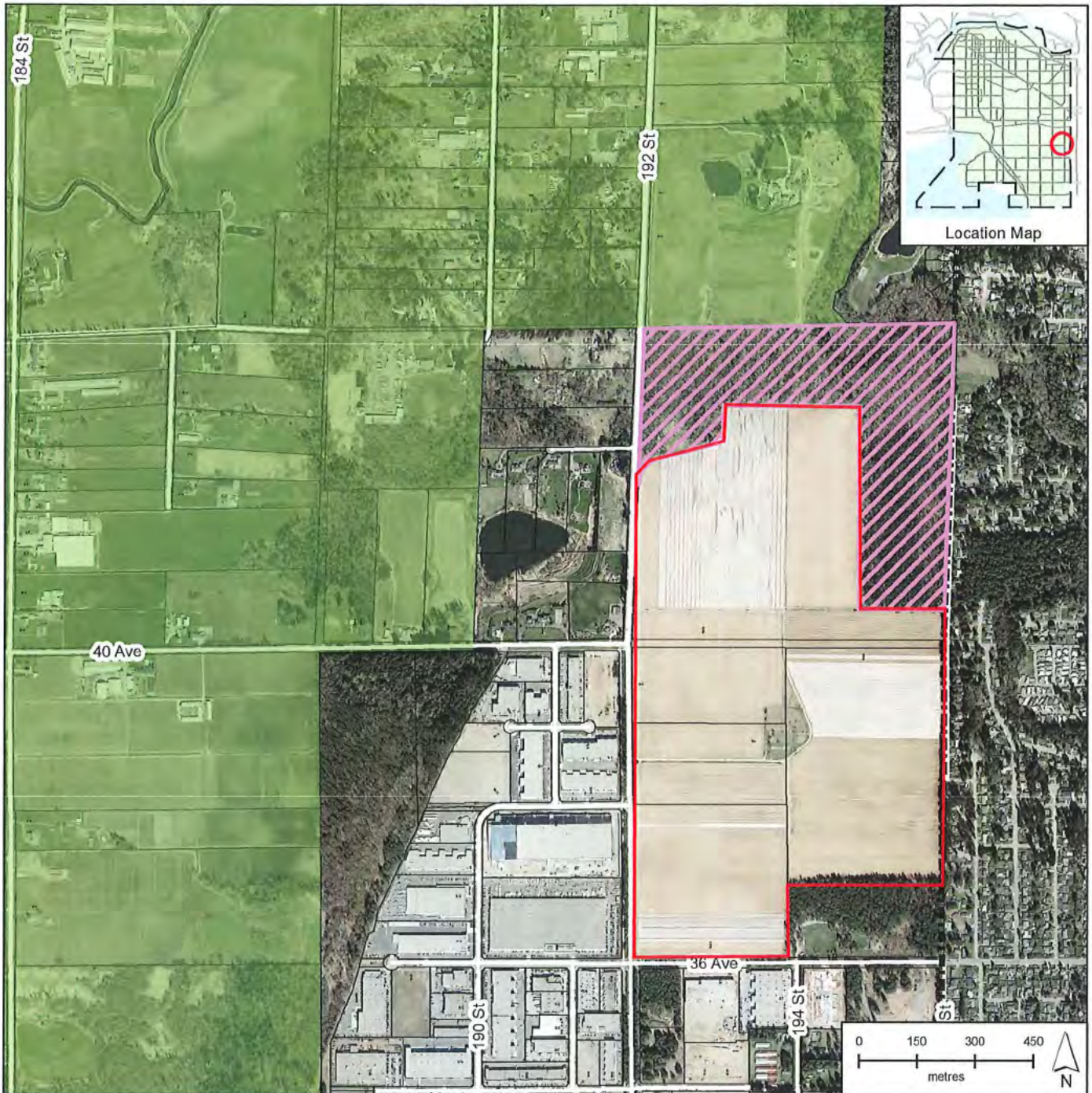


Study Area

Planning & Development  
Department



## Recommended ALR Inclusion Area



### LEGEND

- Surrey City Boundary
- Agricultural Land Reserve
- Recommended ALR Inclusion Area
- Not Recommended for Inclusion in ALR
- Lots

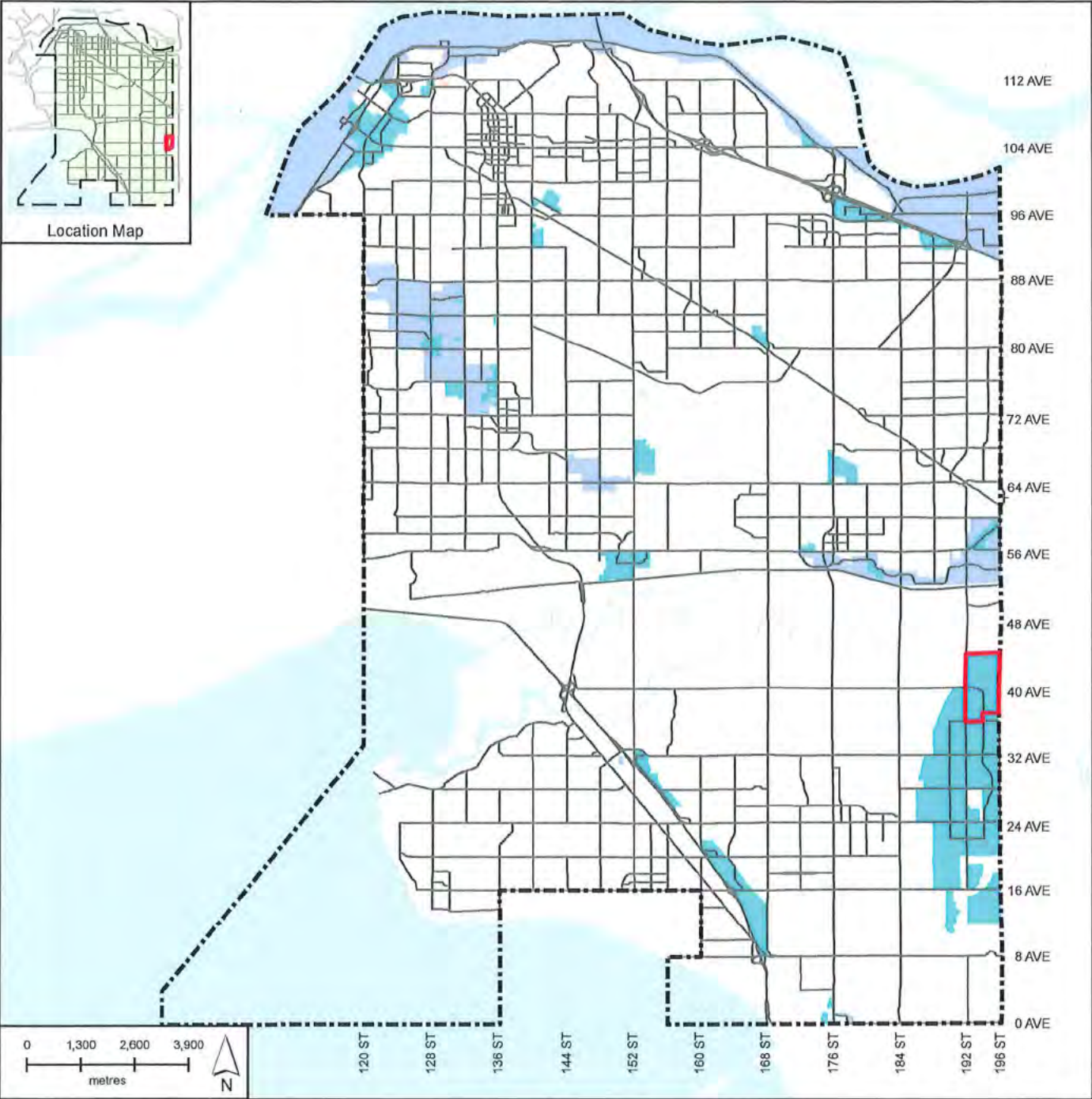


Recommended ALR Inclusion Area

Planning & Development  
Department



Employment Lands OCP and Proposed ALR Inclusion Area



LEGEND

- Surrey City Boundary
- ALC Inclusion Area
- Industrial
- Mixed Employment
- Lots



Study Area

Planning & Development  
Department

## APPENDIX "II"



### Agricultural Land Commission

201 – 4940 Canada Way  
Burnaby, British Columbia V5G 4K6  
Tel: 604 660-7000  
Fax: 604 660-7033  
[www.alc.gov.bc.ca](http://www.alc.gov.bc.ca)

December 15, 2022

ALC File 66884

**Jeff Arason**

**General Manager, Planning & Development**

City of Surrey

13450 - 104 Avenue

Surrey, BC V3T 1V8

**Re: Proposed ALR Inclusion of Federal Lands in the City of Surrey**

The Provincial Agricultural Land Commission (the "Commission") wishes to advise your agency, as a potentially affected local government, that the Commission has initiated a proposal pursuant to section 17(1)(a) of the *Agricultural Land Commission Act* (ALCA), to include the following properties into the Provincial Agricultural Land Reserve (ALR):

Civic Address	PID	Legal Description
19233 40 Ave, Surrey, BC	014-120-321	South West Quarter, Section 34, Township 7, New Westminster District
3948 192 St, Surrey, BC	014-119-129	North Half of the North West Quarter of the North West Quarter, Section 27, Township 7, New Westminster District
3884 192 St, Surrey, BC	014-120-178	South Half of the North West Quarter of the North West Quarter, Section 27, Township 7, New Westminster District
19305 36 Ave, Surrey, BC	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
19498 40 Ave, Surrey, BC	014-120-291	North Three-Quarters of the East Half of the North West Quarter, Section 27, Township 7, New Westminster District

A Proposal Summary & Property Information package is enclosed for reference.

Please be advised that the Commission will be holding a Public Hearing on the matter in accordance with section 17(2) of the ALCA. The Public Hearing will be held on:

**Monday, January 23, 2023, 7:00 pm**

**KPU Langley Campus Auditorium**

**20901 Langley Bypass, Langley, BC**

The Commission invites your agency to provide written comment on the matter for the Commission's consideration in advance of the Public Hearing.

Please note that written submissions must be received by the ALC by **4:30 pm PST on January 23, 2023** in order to form part of the Public Hearing record. No representations will be accepted by the Commission after the Public Hearing has concluded.

Written submissions or inquiries regarding the proposal can be directed by email to the undersigned at [ALC.Referrals@gov.bc.ca](mailto:ALC.Referrals@gov.bc.ca).

Updates regarding the proposal will be posted on the [ALC website](#) as necessary.

Sincerely,

PROVINCIAL AGRICULTURAL LAND COMMISSION

A handwritten signature in black ink, appearing to read 'Mike Bandy', is positioned above the printed name.

Mike Bandy  
Regional Planner

**Enclosure:** Proposal Summary and Property Information

66884m2





## 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

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### 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), 32 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 7<sup>1</sup>; 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*

<b>Improved BCLI Rating</b>	<b>Unimproved BCLI Rating</b>	<b>Approximate Total Area</b>	<b>Proportion of Proposal Area</b>
(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%

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<sup>1</sup> 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*

<b>Plan/Bylaw</b>	<b>Designation(s)</b>
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.*

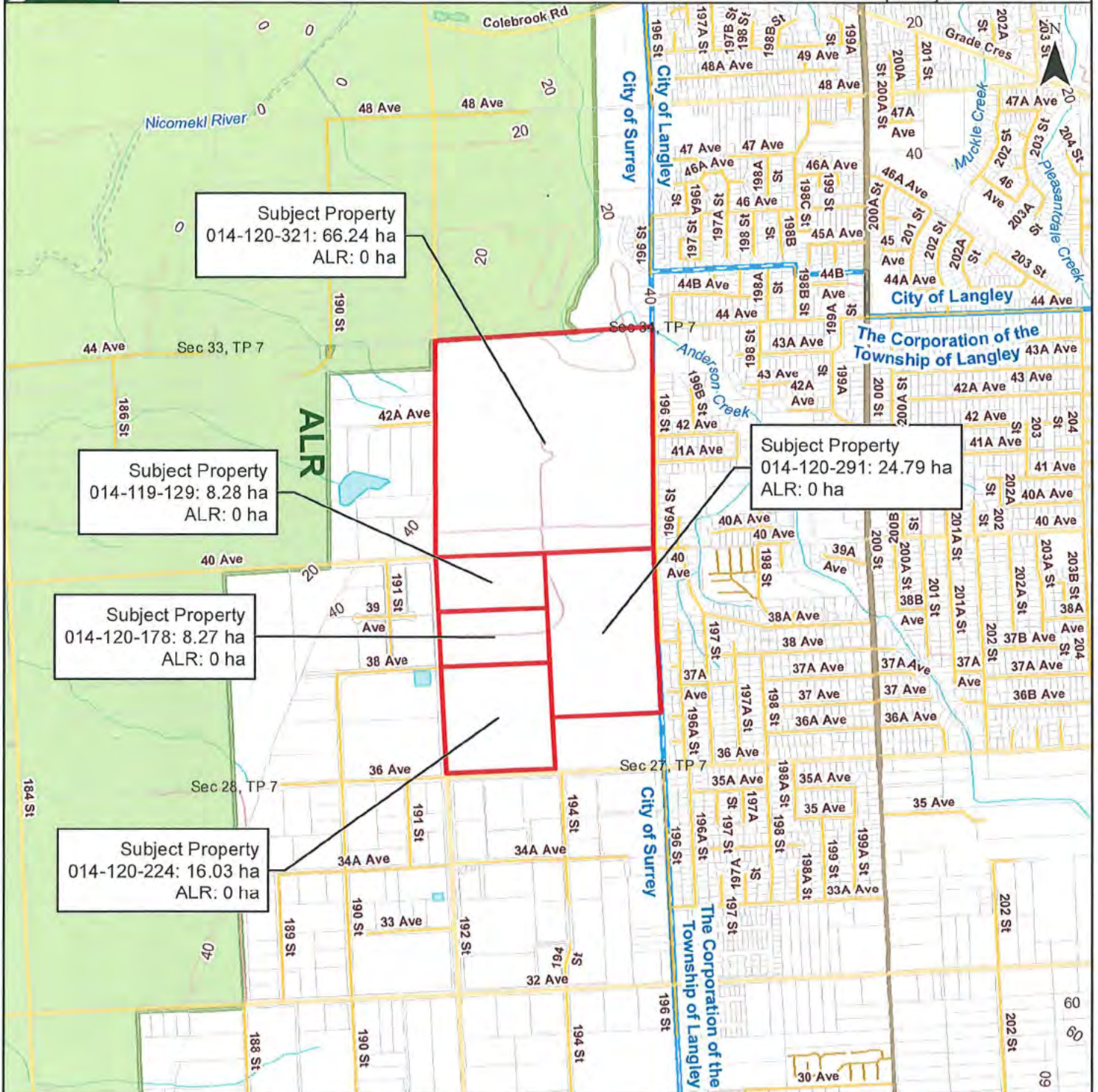
*(2) The commission, to fulfill its purposes under subsection (1), must give priority to protecting and enhancing all of the following in exercising its powers and performing its duties under this Act:*

- (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**

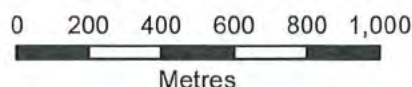
- A. ALR Context Map (Local scale 1:20,000)
- B. ALR Context Map (Regional scale 1:120,000)
- C. Airphoto Map
- D. Agricultural Capability Map





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

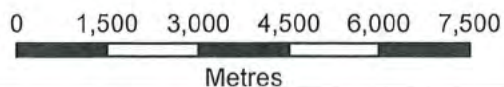




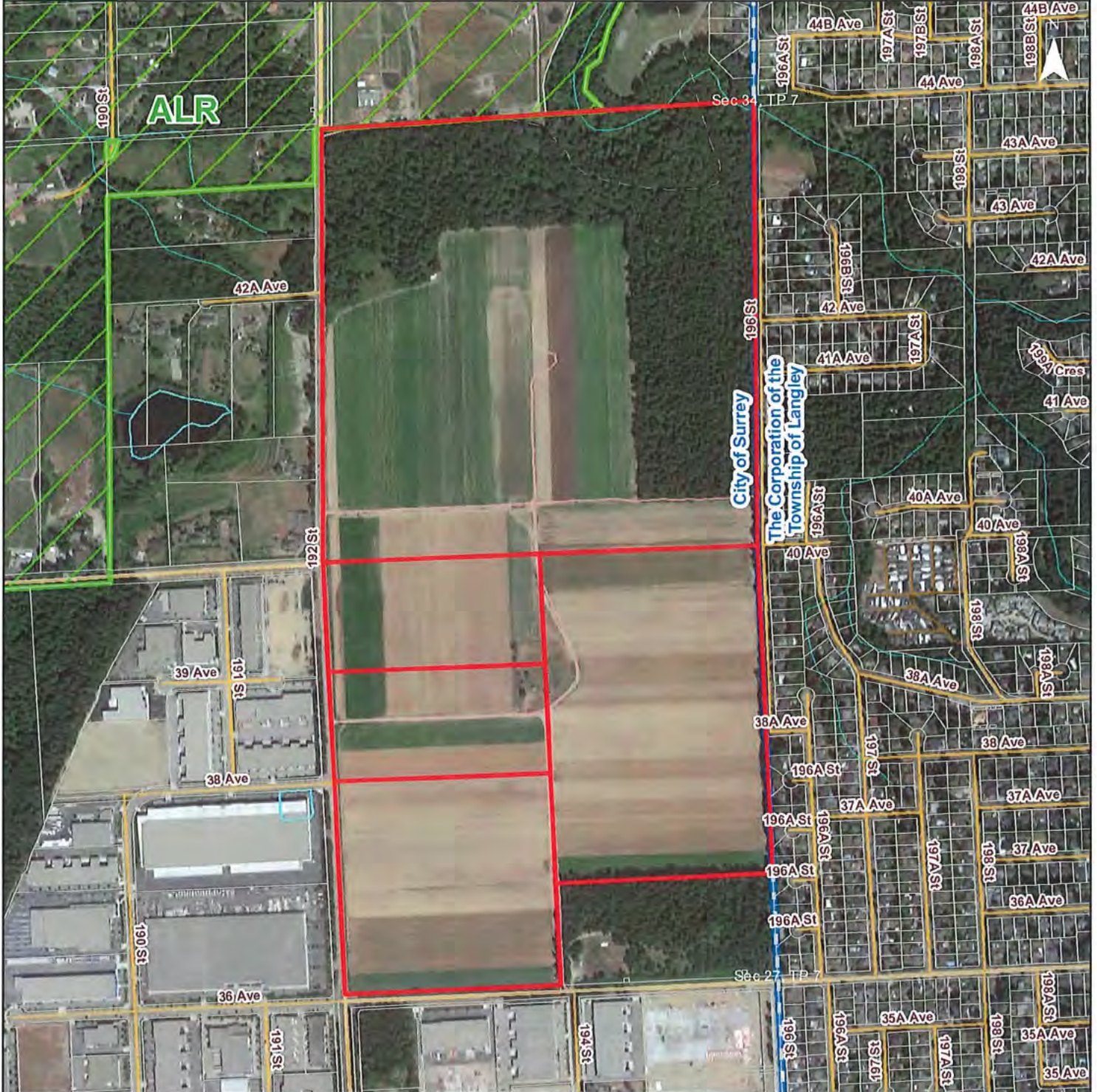


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MAP PRODUCED:	December 2, 2022
MAP SCALE:	1:120,000
DATA SOURCES & NOTES:	ALC and BCGW. Contains information licensed under Open Government License - British Columbia.
Map for reference only. Accuracy not guaranteed.	

- Subject Properties
- Agricultural Land Reserve
- Municipal Boundary







ALC FILE NO:  
66884

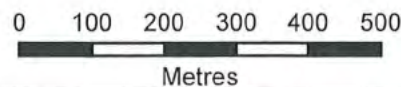
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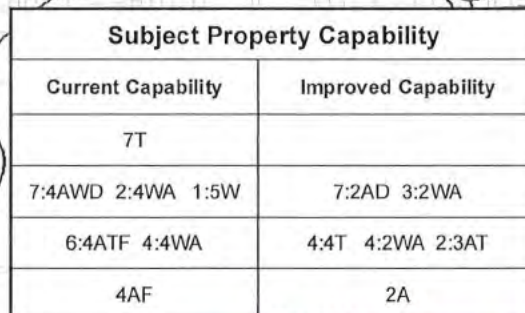
DATA SOURCES & NOTES:  
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Map for reference only. Accuracy not  
guaranteed.

- Subject Properties
- Agricultural Land Reserve
- PMBC Parcel Cadastre



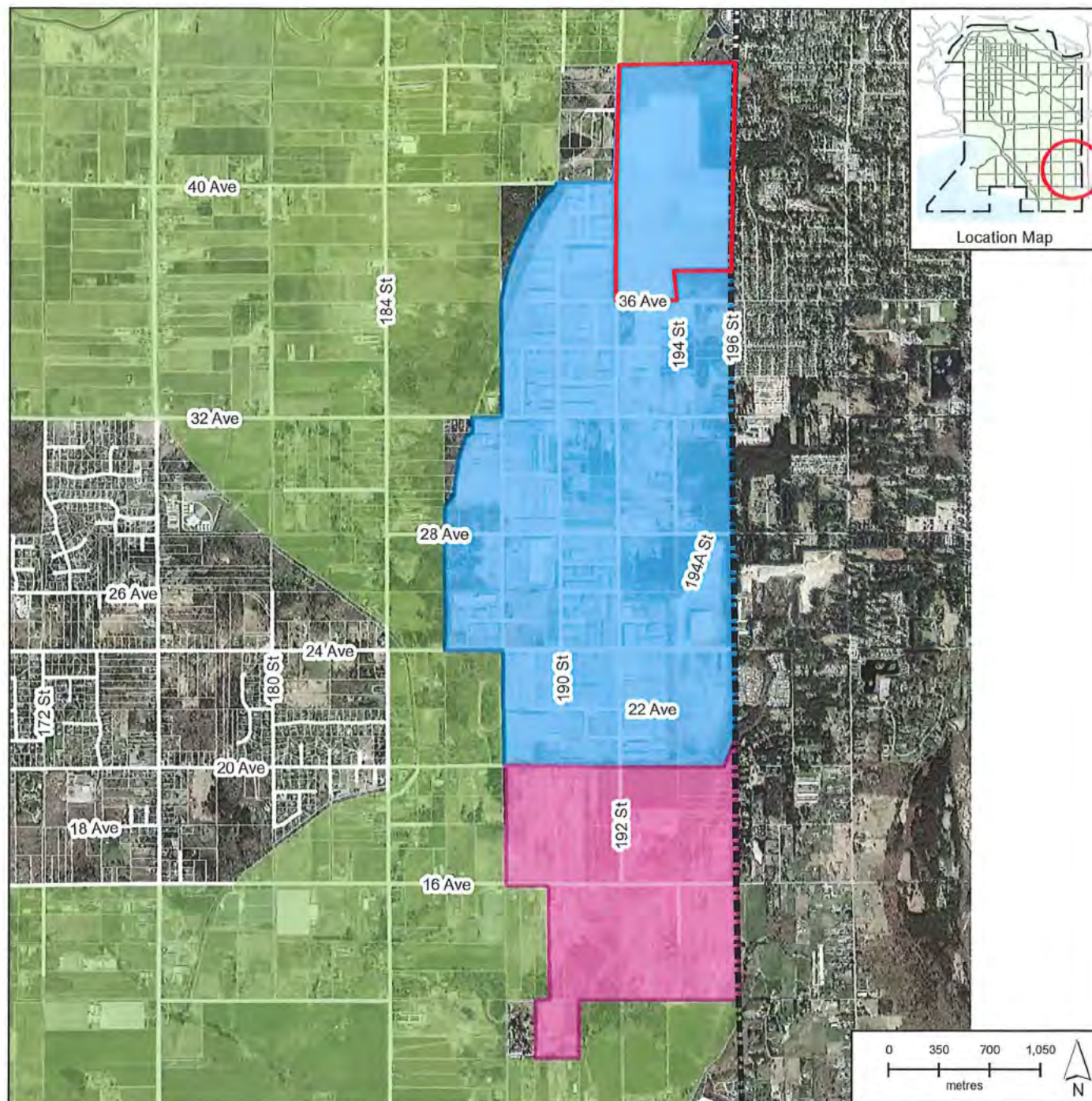






# Proposed Inclusion Area - Context Map

## APPENDIX "III"



### LEGEND

- Surrey City Boundary
- Agricultural Land Reserve
- North Campbell Heights Local Area Plan
- South Campbell Heights Local Area Plan
- ALC Inclusion Area
- Lots

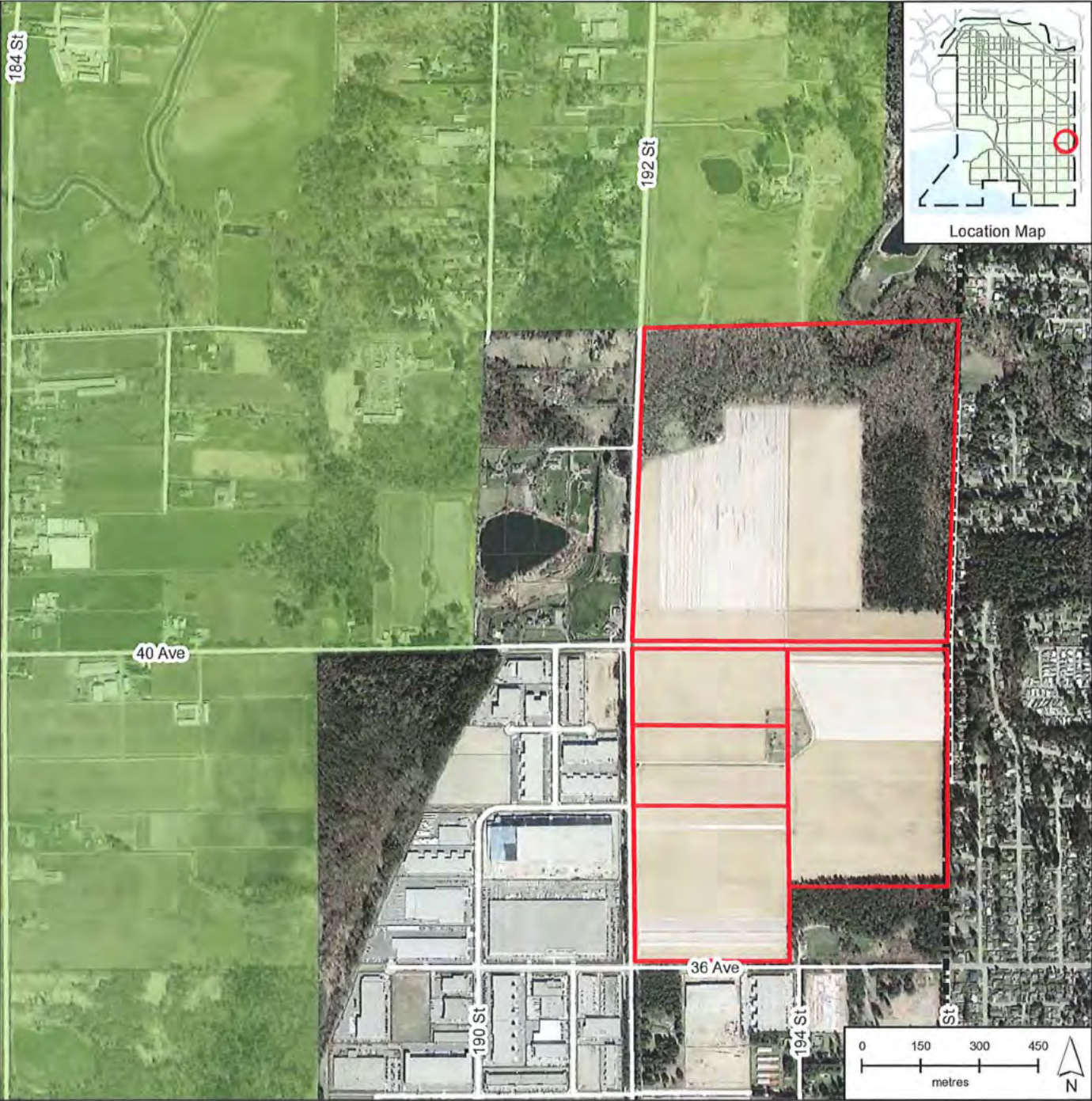


Study Area

Planning & Development  
Department



# Proposed Inclusion Area



## LEGEND

-  Surrey City Boundary
-  Agricultural Land Reserve
-  ALC Inclusion Area
-  Lots



Proposed ALR Inclusion Area

Planning & Development  
Department

## APPENDIX “IV”

The five properties are currently designated Mixed Employment in the Regional Growth Strategy (“the RGS”), designated “Mixed Employment” in *Surrey Official Community Plan Bylaw, No. 18020* (“the OCP”), and are zoned A-1 General Agriculture in *Surrey Zoning By-law, 1993, No. 12000* (“the Zoning By-law”).

The five properties in the Proposal are bounded by 192 Street to the west, 32 Avenue to the south, and the Township of Langley municipal boundary to the east. While the properties are designated Technology Park or Business Park in the Campbell Heights LAP, approximately 89 ha (220 ac) of the lands are currently cultivated with field vegetable crops, with the remaining 34 ha (84 ac) along the north and east boundary being forested.

The Proposal, as put forward, requests inclusion of the entire 123 ha of the federally owned properties into the ALR. While 89 ha of the land is currently productive farmland with high value soil, there is also 34 ha of intact forested land which has been identified as providing moderate to high ecological value as part of the Green Infrastructure Network (“GIN”) in Surrey’s Biodiversity Conservation Strategy (“BCS”), specifically Biodiversity Hub B and Connectivity Corridor 59.

The Proposal properties are owned by Innovation, Science and Economic Development Canada (“ISED”), a department of the Federal Government responsible for improving conditions for investment and expanding Canada’s role in global trade. The Proposal properties are currently under a federal disposition process.

According to a Metro Vancouver staff report titled “Federally-owned Farmland in Surrey”, a copy of which is attached as Schedule “A”, a large portion of the Proposal properties have been leased to, and farmed by, the same family for approximately 50 years. Over that time, the ISED had not considered a change in land use to support other economic development purposes and, therefore, the long-standing lease for the farming operation remained in place. In 2017, ISED determined the land was no longer required for federal purposes and at that time began a disposition process, which is established by the Treasury Board through the Directive on the Management of Real Property.

The Metro Vancouver report also notes that over the past year Public Services and Procurement Canada (“PSPC”), the federal department working on behalf of ISED to manage the land disposition, compiled the required resources and reviews for the Proposal properties and anticipates being able to post a request for a Notice of Expression of Interest (“EOI”) in the properties in the near future. The PSPC indicated that the ISED has requested that the solicitation of an EOI be deferred to provide local First Nations additional time to review information they have been provided by PSPC and to allow additional time to examine the potential implications and to assess appropriate next steps related to the recent intent by the ALC to include these properties within the ALR.

At the July 11, 2022 Regular Council Public hearing Meeting, Council passed a Notice of Motion pertaining to the review of the Proposal properties as part of the OCP process and to support the Federal and Provincial Governments to move towards including these lands into the ALR as follows:



*That:*

- 1. The 220 ac of exceptionally fertile farmland located at 192nd Street and 36th Avenue and currently zoned Agricultural (A-1), be designated as Agricultural as part of the Official Community Plan review process taking place in 2023;*
- 2. The City work with the Federal and Provincial governments to move towards bringing these lands into the Agriculture Land Reserve; and*
- 3. Staff conduct an assessment of all agricultural, food producing land in Surrey with a view to protecting these lands for the purpose of addressing future food security requirements.*

At the October 28, 2022 Metro Vancouver Board Meeting, it was noted that the long term protection of the Proposal properties for agricultural purposes would be best achieved under public inclusion into the ALR and being designated Agricultural by the RGS and the OCP. The Metro Vancouver Board made the following motion:

*That the MVRD Board Coordinate with the City of Surrey in supporting a re-designation for the Heppell property (federally-owned land leased by the Heppell Family) as part of the OCP amendment process to preserve it for agricultural uses.*

Schedule "A" Metro Vancouver Report

**Table 1: Proposed ALR Inclusion Lands - Existing Property Uses, Land Use Designations, and Zoning Summary**

Property Address	Existing Use	OCP	LAP	RGS	Zoning
19233 40 Ave 3948 192 St 3884 192 St 19305 36 Ave 19498 40 Ave	Owned by Federal Government and leased to local agriculture producers. 72% in southwest cultivated with field vegetable crops and 28% in north and east remaining forested.	Mixed Employment	Technology Park or Business Park & Landscape Strips	Mixed Employment & located within Metro Vancouver Urban Containment Boundary	A-1 General Agriculture

**Table 2: Surrounding Properties - Existing Use and Land Use Designation and Zoning Summary**

Direction	Existing Use	OCP	LAP	RGS	Existing Zones
<b>North:</b> (North of 44 Ave)	63% in ALR 37% out of ALR	Agricultural	N/A (Outside Secondary Plan Area)	63% Agricultural 37% Rural	A-2 66 % A-1 26% CD 8%
<b>East:</b> (Township of Langley)	Residential Subdivisions	Urban	Brookwood Fern ridge Plan	Urban	Residential Lots
<b>South:</b> (Across 32 Ave)	Existing or Proposed Light Industrial Buildings	Mixed Employment	Technology Park or Business Park & Landscape Strips	Mixed Employment & Within Urban Containment Boundary	A-1 General Agriculture
<b>South:</b> 19461/19495 36 Ave	City Owned Lot: German Shepherd Dog Club and Forested Areas	Mixed Employment	Technology Park or Business Park & Landscape Strips	Mixed Employment & Within Urban Containment Boundary	A-1 General Agriculture
<b>West:</b> (Across 192 St north of 40 Ave)	Hobby Farms and Estate Homes	Agricultural	N/A (Outside Secondary Plan Area)	Rural	A-1 General Agriculture
<b>West:</b> (Across 192 St south of 40 Ave)	Existing or Proposed Light Industrial Buildings	Mixed Employment	Business Park	Mixed Employment & Within Urban Containment Boundary	CD Based on IB-1 & IB-2



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To: Regional Planning Committee

From: Carla Stewart, Senior Planner, Regional Planning and Housing Services

Date: September 26, 2022 Meeting Date: October 7, 2022

Subject: **Federally - Owned Farmland in Surrey**

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**RECOMMENDATION**

That the MVRD Board receive for information the report dated September 26, 2022, titled "Federally-Owned Farmland in Surrey".

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**EXECUTIVE SUMMARY**

On September 8, 2022, members of Metro Vancouver's Agricultural Advisory Committee presented to the Regional Planning Committee asking for Metro Vancouver to support the protection of a five-parcel, 120-hectare site in Surrey for continued agriculture production. The properties are currently designated Mixed Employment in the Regional Growth Strategy, designated "Mixed Employment" in Surrey's Official Community Plan and are zoned General Agriculture (A-1); they are federally-owned, and are currently under a Federal disposition process. This process requires the Federal government to consider a range of obligations that are not publicized, including determining any asserted or established Aboriginal or treaty rights.

Given that the properties are owned by Innovation, Science and Economic Development Canada, a department of the Federal Government focused on national economic development and trade, the long-term protection of the properties for agricultural purposes would be best achieved under municipal or provincial ownership, being included into the Agricultural Land Reserve, and being designated Agriculture by the regional growth strategy and Surrey's Official Community Plan.

Changing the property's designation to "Agriculture" as part of the City's OCP update process and including them into the Agricultural Land Reserve has been supported by a Surrey City Council resolution. This report is being provided to the Committee in response to questions asked at the September meeting and to requests for additional information.

**PURPOSE**

The purpose of this report is to provide additional information regarding the federally-owned farmland also known as Heppell's farm, located between 36 and 44 Avenues along 192 and 196 Streets in the City of Surrey and the Federal Government's disposition process for the lands.

**BACKGROUND**

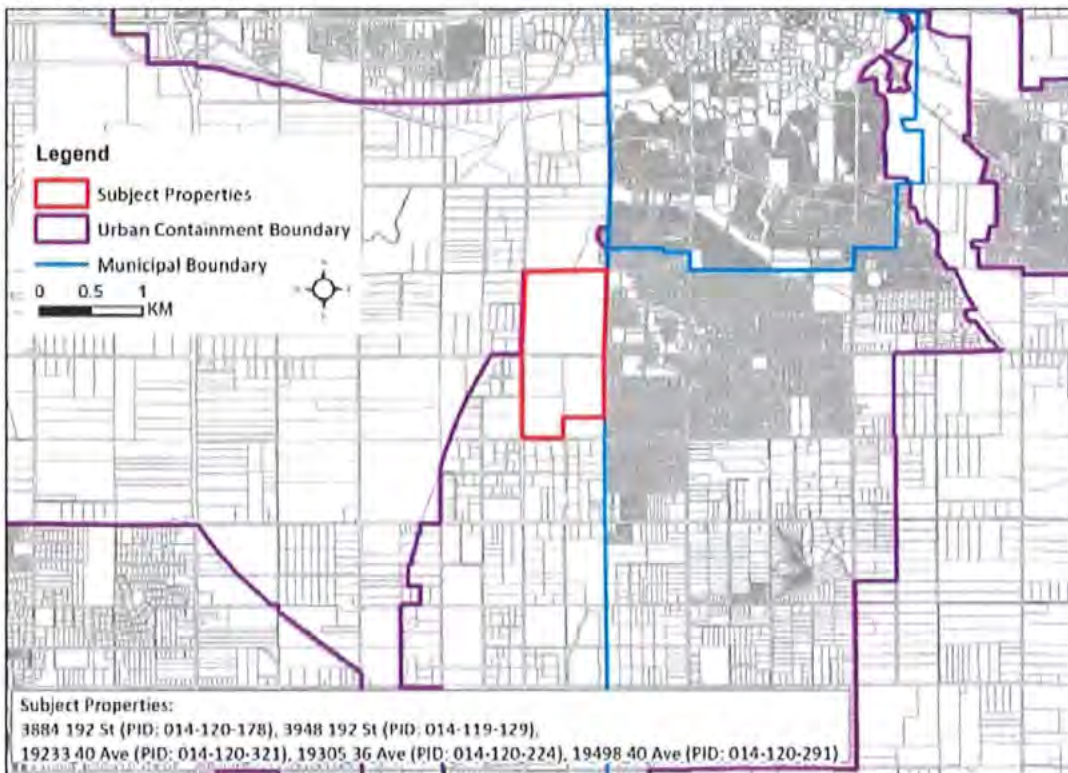
On September 8, 2022 the Regional Planning Committee received an invited presentation from two members of the Metro Vancouver Agricultural Advisory Committee (AAC) where they presented a memo (Reference 1) identifying concern over the potential loss of a large, 120-hectare federally-owned parcel of farmland in Surrey. The AAC members requested that the Regional Planning Committee assist in ensuring these properties are not lost from agricultural production. Regional

Planning staff were requested by the Committee to report back with more information on the status of the federal land disposition process as well as the jurisdictional authority over the lands.

### PROPERTY DETAILS

Approximately one third of the City of Surrey falls within the Agricultural Land Reserve, a provincial designation established in 1973 with the intent of prioritizing agriculture and protecting the most fertile farm lands throughout the province. Several properties located between 192 Street and 196 Street and between 36 Avenue and 44 Avenue in Surrey, also known as Heppell's Farm, were not included in the Agricultural Land Reserve when it was first created, but have been actively farmed since that time, producing a sizeable portion of fresh vegetables that serve regional, provincial and national markets (Figure 1).

Figure1: Subject Properties



During the preparation of *Metro Vancouver 2040: Shaping our Future*, the regional growth strategy, the subject properties were designated Mixed Employment to align with Surrey's Official Community Plan (OCP) (Figure 2). In Surrey's OCP, adopted in October 2014, the properties are designated Mixed Employment, which was derived from the Campbell Heights Land Use Plan completed in 2000, identifying the properties as "Technology Park or Business Park" (Figure 3).



Figure 2: Regional Land Use Designations, Metro 2040

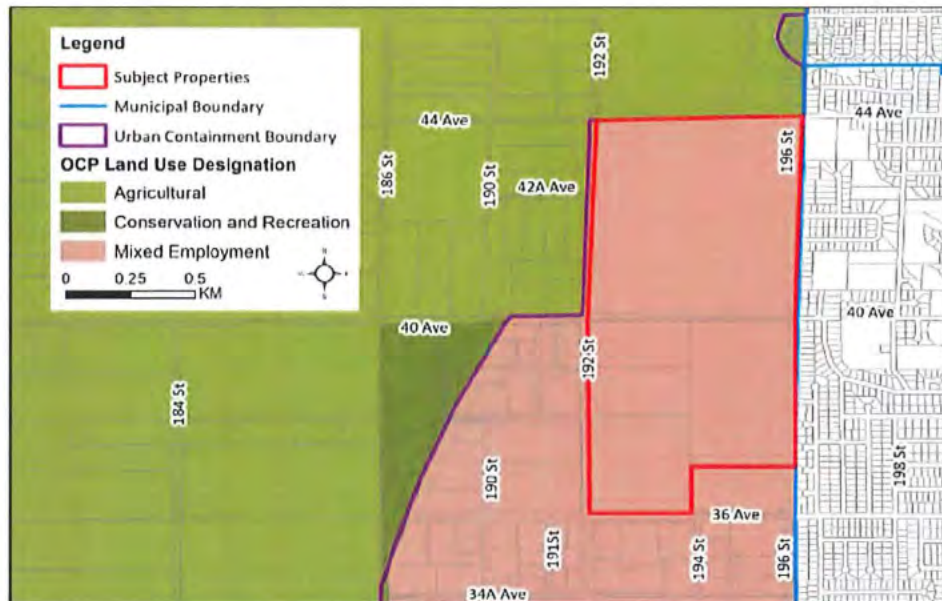
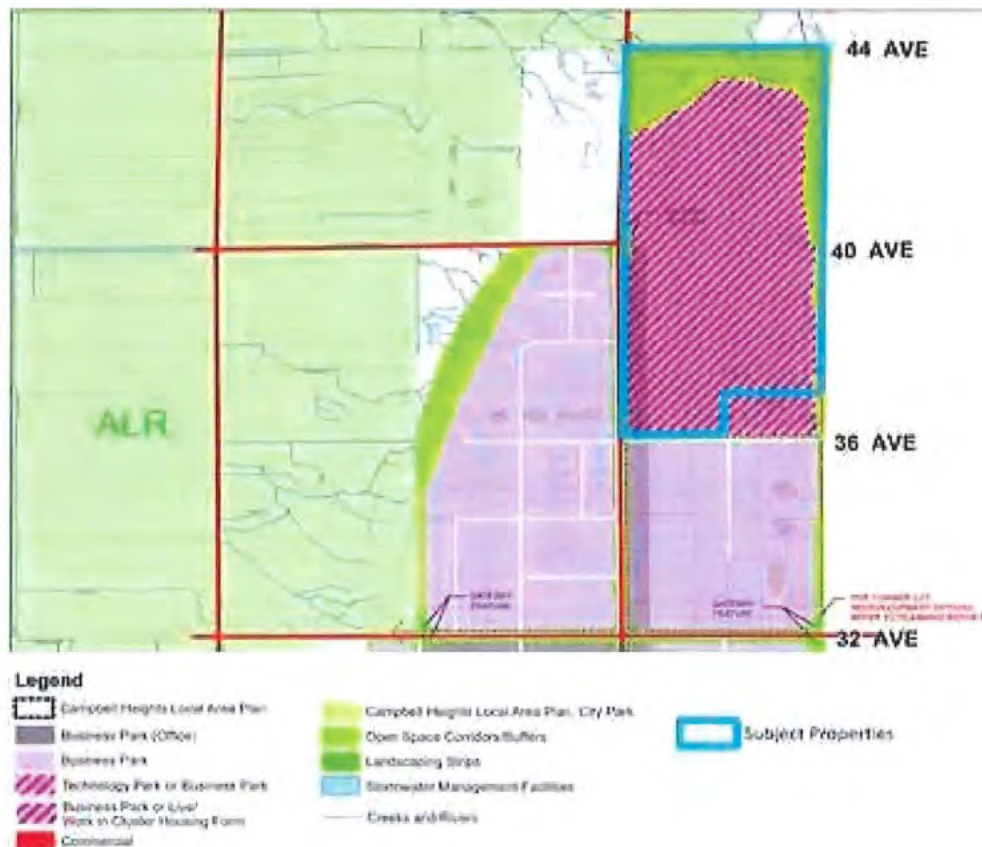


Figure 3: Surrey Campbell Heights Land Use Plan





### **PROPERTY OWNERSHIP AND DISPOSITION PROCESS**

The subject properties have been leased to, and farmed by, the same family for approximately 50 years. The 120-hectare site and all five properties within it are owned by Innovation, Science and Economic Development Canada (ISED), a department of the Federal Government responsible for improving conditions for investment and expanding Canada's role in global trade. Over that time, the ISED had not considered a change in land use to support other economic development purposes and therefore the long-standing lease for the farming operation remained in place. In 2017, ISED determined the land was no longer required for federal purposes and at that time began a disposition process, which is established by the Treasury Board through the Directive on the Management of Real Property (Reference 2).

This Directive sets out the due diligence for federal property disposition which includes determining the following components:

- title to the land;
- environmental conditions;
- physical performance;
- heritage value or archaeology sites;
- security conditions; and
- market value and appraisals.

Over the past year, Public Services and Procurement Canada, the federal department working on behalf of ISED to manage the land disposition, compiled the required resources and reviews for the subject properties and now anticipates being able to post a request for a Notice of Expression of Interest in the properties before the end of 2022. These Notices are sent to all levels of government, including First Nations, and are open for 30 days. Priority for considering interest in acquiring federally-owned lands is reviewed in the following order:

- federal departments;
- crown corporations;
- provinces; and
- municipalities and Indigenous groups.

Any submissions made as part of that Expression of Interest must include an identified public purpose for the future use of the lands. This process is intended to be open and transparent and based on the determined market value of the properties.

### **CITY OF SURREY'S POSITION**

The subject properties have been in the media for several months after a petition was launched by a City of Surrey citizen seeking support to keep the properties in agricultural production (Reference 3). The petition's signatories are asking the Federal Government to continue to lease the land for farming purposes, and to work with the Province to include the parcels within the ALR. The petition also asked the City of Surrey to adjust its OCP to ensure that the land is retained over the long term for agricultural use.

As noted at the Regional Planning Committee on September 8, 2022, on July 11, 2022 the City of Surrey demonstrated support for the continued use of the land for agricultural purposes by passing a Council resolution that states:

1. *The 220 acres of exceptionally fertile farmland located at 192<sup>nd</sup> Street and 36<sup>th</sup> Avenue and currently zoned Agricultural (A-1), be designated as Agricultural as part of the Official Community Plan review process taking place in 2023;*
2. *The City work with the Federal and Provincial governments to move towards bringing these lands into the Agriculture Land Reserve; and*
3. *Staff conduct an assessment of all agricultural, food producing land in Surrey with a view to protecting these lands for the purpose of addressing future food security requirements.*

The City is in the early stages of updating its OCP and while the timeline for the update has not been released, depending on the scope of the OCP review, could take several years to complete. Updating the OCP will also necessitate an application to Metro Vancouver to amend the regional land use designation for the site.

#### **JURISDICTION AND AUTHORITY**

Managing the jurisdictions and authorities for decision making for the subject properties is complicated and involves several levels of government. References have been made to the Agricultural Land Reserve and the City's OCP land use designations as possible methods to ensure the long-term protection of the land for agricultural purposes, but the ownership of the lands is a critically important factor.

##### **Federal Authority**

Canada's constitutional structure establishes the authority of the Federal Government over that of all lower-tier governments. Under Federal ownership, the inclusion of the subject properties into the Agricultural Land Reserve under Provincial legislation, or the re-designation of the lands in the City's OCP from "Mixed Employment" to "Agricultural" would not supersede Federal jurisdiction over the preferred use of the lands. While for the most part federal departments work to comply with local land use policies and regulations, conflicts over use have been upheld in court in favour of federal interests, even in cases where properties are occupied by a tenant or not used for Federal Government purposes.

##### **City Jurisdiction**

While uses on federally-owned lands are ultimately at the discretion of the Federal Government, a local government can indicate its intent and support for land uses through OCP land use designations and zoning. In this instance, the subject property is already zoned General Agriculture (A-1) by the City of Surrey's Zoning Bylaw, No. 12000 and, as noted above, the City has passed a resolution indicating support for changing the OCP land use designation of the properties from "Mixed Employment" to "Agricultural" during its upcoming OCP update process. While the OCP process could take several years to complete, and given that the Federal Government is planning to post its request for Expressions of Interest in the coming months, as the authority over its OCP land use designations, the City has the option to amend the subject property's land use designation at any time prior to or during its OCP update. This would make the City's desired land use direction for the properties clear

and illustrate its commitment to retaining the agricultural use and to pursuing an Agricultural Land Reserve inclusion application to any potential purchasers of the lands before the Federal Government disposes of them.

#### **Metro Vancouver Jurisdiction**

An additional related land use policy that has not yet been discussed is the role of the regional growth strategy in the protection of these lands. Should the MVRD Board determine that there is a regional interest in the long-term protection of these lands for agricultural purposes, and to support the City of Surrey's interest in re-designating the lands to "Agricultural" and bringing them into the Agriculture Land Reserve, an amendment to the regional growth strategy can be initiated at any time to amend the regional land use in *Metro 2040* from "Mixed Employment" ("Employment" in *Metro 2050*) to "Agricultural". Such an amendment would better support the City's application to expand the Agricultural Land Reserve and it will be made clear to all parties interested in the possible purchase of the lands, as well as those involved in the City's OCP update, that the OCP land use change is being done to not only protect the continued agricultural use of the lands, but also to be consistent with the regional land use designation.

Should a non-government entity succeed at purchasing the properties, they would be required to comply with all applicable Provincial, regional, and local policies and regulations.

#### **LONG-TERM AGRICULTURAL PROTECTION**

Options for long-term agricultural protection of the subject properties will depend on the direction of the Federal Government and the outcome of the current land disposition process. Because the disposition of federal lands follows procedures established by a Directive under the authority of the federal *Financial Administration Act*, it cannot be circumvented nor adjusted by a lower-tier government; however, the Province, the City, and Metro Vancouver could submit expressions of interest for the retention of the lands for the public purpose of food production over the long term.

#### **ALTERNATIVES**

This is an information report. No alternatives are presented.

#### **FINANCIAL IMPLICATIONS**

There are no financial implications to this report.

#### **CONCLUSION**

A five-parcel 120-hectare piece of active farmland located in Surrey is owned by the Federal Government and is part of a current land disposition process. Many citizens, the farming community and the City of Surrey have expressed interest in retaining the properties for farming use. While amendments to the regional growth strategy and the City of Surrey's OCP and inclusion into the Agricultural Land Reserve can happen at any time, as long as the property is Federally-owned, the Federal Government's constitutional jurisdiction can override that of a lower-tier government. Long-term protection of these properties for agricultural purposes would be best achieved under public inclusion into the Agricultural Land Reserve, and being designated Agricultural by the regional growth strategy and the City's Official Community Plan as soon as possible.

### References

1. [Briefing Memo from Metro Vancouver Agricultural Advisory Committee Dated July 4, 2022](#)
2. [Directive on the Management of Real Property](#)
3. [Surrey Farmland Petition](#)

55257978



**Department of Justice  
Canada**

**Ministère de la Justice  
Canada**

British Columbia Region  
National Litigation Sector  
900 - 840 Howe Street  
Vancouver, BC V6Z 2S9

Région de la Colombie-Britannique  
Secteur national du contentieux  
900 - 840 rue Howe  
Vancouver (Colombie-Britannique) V6Z 2S9

Telephone/Téléphone: (604) 666-1994  
Fax /Télécopieur: (604) 666-1284  
Email/Courriel: andrew.crawford@justice.gc.ca

Via fax and email

Our File Number:  
LEX-500119125

February 13, 2023

Kim Grout  
Chief Executive Officer  
Agricultural Land Commission  
201 - 4940 Canada Way  
Burnaby V5G 4K6  
kim.grout@gov.bc.ca

Dear Ms. Grout:

**Re: Federal Lands Located at 3884 – 192 Street, Surrey, BC - Proposed  
Inclusion in ALR – ALC File 66884**

We act for Public Services and Procurement Canada ("PSPC") and Innovation, Science and Economic Development Canada ("ISED") with respect to the above noted lands having a legal description as follows:

Parcel Identifier: Legal Description:	<b>014-119-129 North Half of the North West Quarter of the North West Quarter, Section 27, Township 7, New Westminster District</b>
Parcel Identifier: Legal Description:	<b>014-120-178 South Half of the North West Quarter of the North West Quarter, Section 27, Township 7, New Westminster District</b>
Parcel Identifier: Legal Description:	<b>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</b>
Parcel Identifier: Legal Description:	<b>014-120-291 North Three-Quarters of the East Half of the North West Quarter, Section 27, Township 7, New Westminster District</b>
Parcel Identifier: Legal Description:	<b>014-120-321 South West Quarter, Section 34, Township 7, New Westminster District</b>

We write in response your letter to Public Services and Procurement Canada of November 9, 2022 where you advised that the Agricultural Land Commission ("ALC") has resolved to initiate a proposal pursuant to section 17(1)(a) of the *Agricultural Land Commission Act (ALCA)* to include the above noted lands into the Agricultural Land Reserve ("ALR").

A disposal process has begun in relation to these lands. As part of this process, consultations with the Katzie, Kwantlen and Semiahmoo First Nations have been ongoing.

These lands are owned by His Majesty the King in right of Canada as represented by ISED ("Canada") and therefore are not subject to the jurisdiction of the *ALCA*. Federal real property is immune from the application of provincial laws that relate to the use of the property (s. 91(1A) of the *Constitution Act, 1867*). For this reason, the BC Agricultural Land Commission has no authority to include these lands in the ALR, and such an inclusion would have no effect on Canada's future use of the lands.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Andrew Crawford', is positioned above the printed name.

Andrew Crawford  
Counsel

CC:  
Katzie, Kwantlen and Semiahmoo First Nations



January 23, 2023

Sent via email to: [ALC.Referrals@gov.bc.ca](mailto:ALC.Referrals@gov.bc.ca)

**Agricultural Land Commission, Attn: Mike Bandy**  
201-4940 Canada Way  
Burnaby, BC V5G 4K6

Dear Mr. Bandy:

**Subject: The Proposed ALR Inclusion of Federal Lands in the City of Surrey**

Thank you for the opportunity to provide a statement of support for protecting farmland and prioritizing a resilient food supply in Western Canada.

BC Agriculture Council (BCAC) is the lead industry advocate for key sector-wide priorities in British Columbia (B.C.). We deliver the collective voice for the sector through our 28 unique commodity associations that we represent. In turn, **our member associations represent approximately 96%** of provincial farm gate sales in B.C.

Protecting productive farmland is vital to the future success and sustainability of agriculture in British Columbia (B.C.). Without land dedicated to agricultural production in the province, it will be difficult to ensure access to safe, affordable food for British Columbians.

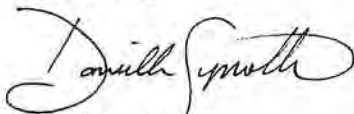
It is apparent that the subject land in Surrey, B.C., is unique and some of Canada's best farmland in the country. Farmed by Heppell's Potatoes for more than three generations, the potential threat of this land being included in the Campbell Heights Industry Plan for development is deeply concerning. Most immediately, we would like to express our support to protect this farmland by halting any such plans for development and allowing it to be placed in the Agricultural Land Reserve (ALR).

When agricultural land is lost to development, it is never recovered. The potential loss of this area would equal a clear deterioration of regional food security in Canada and the resilience of Western Canada's food system.

Adding onto this, this land provides consistency to regional food supply through its natural features. After heavy rains, harvesting activities are impossible in other early fields in B.C. Yet, due to the land's exceptional drainage capacity, our food security can rely on this land to maintain supply. The 2021 flooding event in the Sumas Prairie highlights the importance of resilient agricultural production in this province, where ongoing infrastructure bottlenecks can make access to fresh produce a challenge in the midst of extreme weather events and disaster conditions.

BCAC fully supports the efforts to see this vital piece of productive farmland recognized as part of the Agricultural Land Reserve.

Yours Truly,



Danielle Synotte  
Executive Director, BC Agriculture Council





7330 Churchill Street, Delta, BC V4K 0B4  
Phone: (604) 946-3139 Fax: (604) 946-2924  
Phone: 1-800-699-6899 Fax: 1-800-881-6022

January 23, 2023

Jennifer Dyson  
Chair  
BC Agriculture Land Commission

**Re: Comments on the Future of the Lands Located at 3884 – 192<sup>nd</sup> Street Surrey, BC**

Madame Chair and Commissioners

Thank you for the opportunity to speak today on the future of the lands located at 3884-192<sup>nd</sup> Street in Surrey.

My name is Murray Driediger and I am the President and CEO of BC Fresh.

BC Fresh is 100% owned by 31 BC farm families located throughout the lower mainland. In addition to these 31 shareholders, we also market the produce from another 30 farm families located locally. We are the largest marketer of BC grown potatoes and vegetables.

We sell and distribute approximately 200,000,000 lbs. of produce annually. The majority of which, is grown within a few kilometers of where we are meeting today.

For the past 30-years, we have been selling the produce that have been grown on these lands and are in a unique position to attest to their value to our local food supply.

BC Fresh is a significant part of the food supply chain in BC, with sales and marketing programs in place with every major national retailer, food service company, and wholesaler operating in Western Canada.

I would first like to speak to some big picture issues so we can put the importance of these lands in perspective.

There is a lot of public discussion in today's world regarding the term, food security. Our company is on the front lines of this challenge and we deal with it daily. There was a time when land in BC was plentiful and crop rotation was not an issue. Weather and crop productivity was more reliable, and produce from competing regions was available year around. All within a 48-hour delivery window of the BC market.

That is no longer the case.

The world's population, along with our local population, has continued to grow. At the same time, farmland around the world is being lost at alarming levels. California has been our supplier when BC is out of season and it is clear, we can no longer rely on them as we have in the past. Climate change and other world events are wreaking havoc on the food chain supply. These are not just news headlines that we are reading daily, and are becoming immune to.

These events now affect the very supply that you have come to expect when you shop in your local super market. It is affecting us daily. It is very real and it is driving enormous costs into the food supply chain that is impacting consumers budgets. We need to wake up.

Local land prices have been driven up by investors, speculators and developers, making it beyond the reach of economic food production. Our growers are now buying and leasing land, and producing crops in communities like Kamloops, Cache Creek, and the Okanagan because there is insufficient land available in the lower mainland.

We now grow and ship crops from 200 to 400 kilometers away and transport them back to the lower mainland to augment our supply. But suitable land supply in these other areas is also limited.



This brings us to the lands at the core of the discussion today.

While there is a shortage of farmland in BC that is capable of producing outdoor crops economically, there is a severe shortage of land that can produce reliably when faced with a changing climate. The well-drained, sandy loam soils on 192<sup>nd</sup> can produce most outdoor vegetable crops for almost 10-months of the year. This is very rare land that annually produces enough early crops to supply the BC and western Canadian market for many commodities and reduce our reliance on imports. Its importance to the local food supply is essential.

When the severe rains in September 2010 wiped out production throughout the lower mainland, we were able to continue harvesting on these lands.

When the Sumas floods wiped out the production from Abbotsford to Chilliwack in 2021, we were able to continue harvesting on these lands.

No one will argue with developers that there is a shortage of land for warehouses. We are well aware of that and take no issue with their argument. If these lands are allowed to be taken out of food production, within a few short years they will be paved over and lost forever. The same developers will then move onto their next projects. This is what they do and they are a valuable part of our economy.

But surely, there is enough collective wisdom and political will left in this province to protect our most valuable farmland and find other unproductive lands on which to construct warehousing and homes. You cannot simply compare the value of agriculture land against the high dollar value of warehouse-zoned property.

You cannot put a value on this parcel of land when it comes to food security in BC. It is priceless.

Removing this parcel of highly productive farmland from agriculture production would be a complete travesty. To do so would be short sighted and it will cause irreparable damage to local food security and the supply of farmland in BC. There have been far too many parcels like this location that have been permanently destroyed to accommodate industrial, commercial, and residential interests.

With droughts, heat domes, floods, and climate change creating havoc throughout the food supply chain in North America, we must do everything we can to secure our highly productive local farmlands.

BC's ongoing reliance on food supply from production areas like California is a dangerous bet as they continue to struggle with an array of production issues and limitations. They too, are losing land and farming operations at an alarming rate.

We must start thinking long-term about our own food security and resist the temptation to remove one more highly valuable piece of farmland.

BC Fresh strongly supports maintaining this unique farm land for agriculture so that fresh nutritious affordable produce can be grown for BC consumers. This land should be placed in the Agriculture Land Reserve and protected for generations to come.

Thank you for your time tonight.

Murray Driediger  
President and CEO  
BC Fresh



THAT the Vancouver Food Policy Commission approve the Minutes from the meeting of Thursday, July 28, 2022, as circulated.

CARRIED UNANIMOUSLY

### **1. Liaison Updates**

Trustee Gonzalez provided updates on the following and responded to questions and comments:

- Schools reopened with higher than normal enrolment; and
- Election and budget.

Caitlin Dorward provided updates on the following and responded to questions and comments:

- Rupert Renfrew plan;
- Rezoning policy for sustainable large developments; and
- Work plan.

Councillor Wiebe provided updates on the following and responded to questions and comments:

- Election; and
- Budget and food systems.

### **2. Annual Report**

MOVED by Sarah Common

SECONDED by Marc Schutzbank

THAT the annual report be approved in principle.

CARRIED UNANIMOUSLY

### **3. Motion to Support Agricultural Land**

MOVED by Marc Schutzbank

SECONDED by Joey Liu

WHEREAS

1. Productive agricultural land is critical to ensuring a local, secure food system for our city;
2. COVID food security challenges have highlighted the fragility of our border-crossing food supply chains;
3. Ensuring that Vancouver has a secure food supply is of critical importance to the City of Vancouver;
4. The Federal Government owns 220 acres of land on 192nd street in Campbell Heights, Surrey BC (the "Campbell Heights Lands") which are not in the Provincial

Agricultural Land Reserve (ALR), and are designated as "mixed employment" in the Metro Vancouver Regional Growth Strategy (RGS);

5. The Campbell Heights Lands are a critical piece of the region's food system and reduce reliance on food imports as they have been leased as farmland for over 100 years and are some of the most agriculturally productive in the region due to their sandy soil upon a level hill-top. These Lands never flood, can be planted or harvested on nearly any day of the year and have a special micro-climate suited for early crop production. An estimated 30-50 million servings of potatoes, carrots, cabbage, parsnips and squash are produced from the land annually, enough to put a vegetable serving on every Metro Vancouver resident's dinner plate for 2-3 weeks;
6. The Federal Government plans to sell the Campbell Heights Lands, which could enable them to be redeveloped to non-farm uses by new owners because they are not protected for agriculture by the ALR or the RGS;
7. In the face of climate change, agricultural land is at increasing risk due to flooding, fire, and other natural disasters, and;
8. Over 68,000 people have signed a petition to protect this farmland as of 9/12/2022<sup>1</sup>;
9. The Metro Vancouver Agricultural Advisory Board have:
  - a) Indicated "There is sincere regret that such a valuable piece of land could be lost to agriculture";
  - b) Requested that Metro Vancouver advocate to senior levels of government to protect the lands for agricultural use;
  - c) Suggested a swap be discussed for a parcel of land that would not result in an abrupt halt in food production";<sup>2</sup>
10. The City of Vancouver has a seat at the Metro Vancouver Regional Planning Council and can advocate for increased protection of this farmland;
11. The City of Surrey supports maintaining this land as agricultural in nature.

THEREFORE BE IT RESOLVED THAT:

- A. The Vancouver Food Policy Council recommends that the City of Vancouver advocate for amendments to the Metro Vancouver Regional Growth Strategy to designate the Campbell Heights Lands as Agricultural;
- B. The Vancouver Food Policy Council recommends that the City of Vancouver advocate to the City of Surrey and the Province of British Columbia to include the

---

<sup>1</sup>

<sup>2</sup>



Campbell Heights Lands within the Agricultural Land Reserve, or take other actions to ensure their agricultural nature is preserved;

- C. The Vancouver Food Policy Council recommends the City of Vancouver advocate to the federal government to ensure that any disbursement of the Campbell Heights Lands ensures that their agricultural nature is preserved.

CARRIED UNANIMOUSLY

#### **4. Food Waste Reporting (motion)**

MOVED by Ben Liegey

SECONDED by Marc Schutzbank

##### **WHEREAS**

1. The Greenest City Action Plan 2020 sets an ambitious target for the City of Vancouver to become the greenest city in the world by 2020;
2. The City of Vancouver has committed to become a zero waste community, as outlined in the Zero Waste 2040 Strategy<sup>3</sup> recommending to:
  - a) Support industry education strategies that increase waste diversion and circular practices, such as workshops, incentives, waste audits, tracking systems to monitor progress (1.2);
  - b) Establish clear measurement tools to audit and track waste reduction at city, business and resident level and enforce violations (5.7);
  - c) Review and update policies on zero waste infrastructure, facilities, technology and transportation systems, as well as measurement, tracking and benchmarking tools (5.8);
3. 58% of food produced in Canada is wasted, and avoidable food waste is worth \$49 billion<sup>4</sup>;
4. The United Nations' Sustainable Development Goal (UN SDG) 12.3 is to decrease food waste at the retail and consumer levels by 50% per capita by 2030<sup>5</sup>;
5. According to the Food and Agriculture Organization (FAO), if food waste were a country, it would be the 3rd largest CO2 emitter, just after China and the USA,<sup>6</sup> and ending food waste is understood as the single most powerful solution to mitigate the impacts of the climate crisis<sup>7</sup>;

---

3

4

5

6

7

DON'T SQUASH  
OUR  
CROPS

SPUDS

4

LIFE!



I'm from Ontario

I can't believe  
this is up for  
DEBATE?

#POTATOTYQ

**From:** [Myles Lamont](#)  
**To:** [ALC Referrals ALC:EX](#)  
**Cc:** [Myles Lamont](#)  
**Subject:** ALC file 66884. Land on 192nd Surrey  
**Date:** January 23, 2023 4:27:02 PM  
**Attachments:** [ALC file 66884- Lamont- SIGNED.pdf](#)

---

**[EXTERNAL] This email came from an external source. Only open attachments or links that you are expecting from a known sender.**

To Whom It May Concern,

Please find attached my letter regarding this file.

Regards,

Myles

**Myles Lamont, RPBio, CWB, CE, AAg**  
Principal Wildlife Biologist  
TerraFauna Wildlife Consulting, Inc  
19313 Zero Ave, Surrey, BC V3Z 9R9



This email is sent from the shared, asserted and unceded traditional territories of the hənqəminəm speaking peoples of the Coast Salish region and on the headwaters of the Tatalu River.



23 January 2023

**Attention: Mike Bandy, ALC File 66884**

Dear Mr. Bandy,

This letter is to support the inclusion of the properties associated with ALC file 66884 to be included in the Agricultural Land Reserve and to protect these incredibly important and productive croplands into perpetuity given the ongoing and rampant expansion of industrial lands in this area.

Since adopted in 2011, MetroVancouver's 2040 regional growth strategy has documented a net loss of agricultural lands in the region. **The inclusion of the properties identified in ALC File 66884 could provide nearly a 65% return on those losses over the last decade.**

Change in Land Area by Regional Land Use Designation		
Metro Vancouver	2020	Net Change since 2011
Agricultural	55148 hectares	-198 hectares
Conservation and Recreation	132676 hectares	+708 hectares
General Urban	70186 hectares	-537 hectares
Industrial	10205 hectares	+79 hectares
Mixed Employment	3372 hectares	-21 hectares
Rural	8546 hectares	-26 hectares

Figure 1- MetroVancouver 2040

As per MetroVancouver's 2050 Vision, the protection of agricultural lands from land speculation and conversion of agricultural lands into urban use have been recognized as one of the key challenges in the long-term protection and resilience of food production lands in the MetroVancouver region.

*"The ongoing production of fresh and local food contributes to a secure food supply and economic resilience, and supports other co-benefits such as ecosystem services. Yet land speculation, the conflicts between urban and agricultural uses, and the conversion pressures from other land uses on agricultural lands continue to threaten the resilience of agriculture in the region. The impacts of climate change are also projected to have significant impacts on the agricultural industry. Effective growth management policy includes strategies to protect and enhance agricultural lands and support agricultural viability over the long-term... This [2050] strategy also seeks to protect Agricultural land for local food production and*





*supports the economic viability of the agricultural sector, while recognizing the value of ecosystem services*” (MetroVancouver 2050).

Furthermore, the forested and riparian areas to the east and north of the sites provide a multitude of ecosystem services that have also been identified by MetroVancouver as being a key factor to climate adaptation into the future. The forested regions on these properties have been identified by the City of Surrey as being part of their Green Infrastructure Areas and are included in their Streamside Protection Areas.

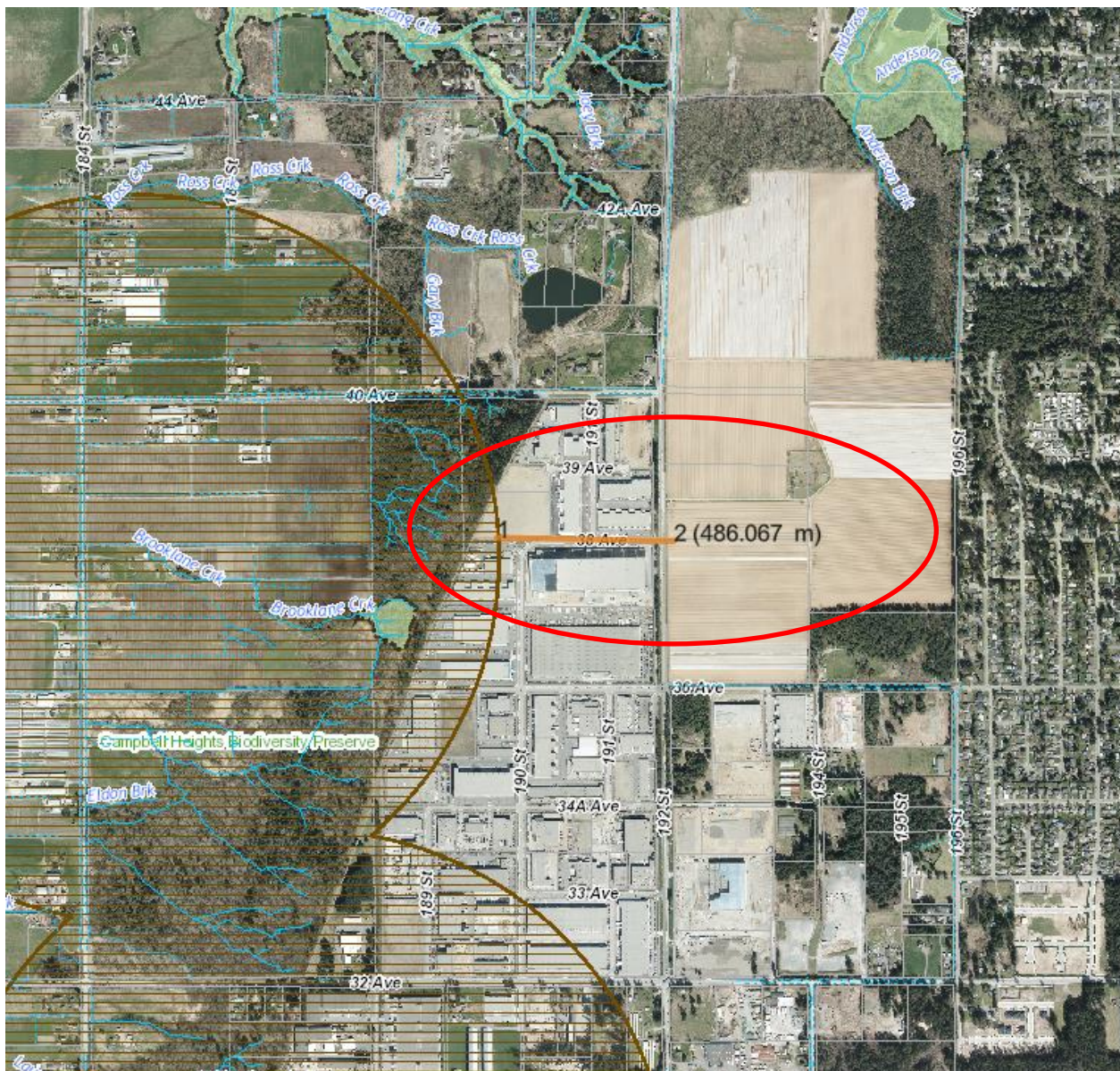


Figure 2- Federally Identified Critical Habitat for Barn Owl (*Tyto alba*) less than 500m from subject properties.



I would like to emphasize that there is Federally Identified Critical Habitat for Barn Owl (*Tyto alba*) less than 500m to the west of this site which undoubtedly make use of these lands and, in turn, likely provide a natural predator control for farm operations on site.

I would further like to emphasize the role the subject properties played during the November 2021 flood events which allowed for the continued farming operations on site while the rest of the region was either inundated or fields too saturated to operate within. This highlights the need to secure highly productive lands that can provide for agricultural resilience in our increasingly stochastic and unpredictable climate futures.

I respectfully request your offices consider both the unique agricultural opportunities and potential of these subject properties, but also the high ecological values and the natural capital assets held within them.

Respectfully yours,

---

**Myles Lamont**

*Registered Professional Biologist, Certified Wildlife Biologist & Articling Agrologist*

19313 Zero Ave

Surrey, BC

**From:** [SHIRLEY DOW](#)  
**To:** [ALC Referrals ALC:EX](#)  
**Cc:** [Shirley](#)  
**Subject:** Reference ALC file 66884 Heppell Farm land on 192nd Street Surrey  
**Date:** January 23, 2023 4:22:28 PM

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**[EXTERNAL] This email came from an external source. Only open attachments or links that you are expecting from a known sender.**

**Attn: Mike Bandy, Agricultural Land Commission, Re ALC file 66884. Land on 192nd Surrey**

Dear Sirs:

I strongly support the recommendation that the Agricultural Land Commission consider the inclusion and protection of the 300 acres of this existing farmland as agriculture in ALR lands.

In the alternative, to not protect this land in the ALR would result in the creation of more industrial sites and the permanent loss of arable land. The Heppell Farm consists of 30 acres of some of the richest agricultural land in the Lower Mainland that has been used for many years to grow food products for local consumption.

More and more we are realizing that climate change and increasingly expensive and uncertain transportation are impacting our access to food. To sell any of this fertile agricultural land to a few developers for industrial use would be very short sighted and once developed for industrial use, would never be returned to agriculture.

Thousands of acres of land that was once supportive of the natural ecology, with soil-based agriculture, has been severely reduced in this region with more to come from the recent movement of the Urban Containment Boundary to favour more industrial zoning.

In consideration of all the attention that our local municipality has given to a Coastal Adaptation Strategy one might wonder why our regional governments and others have not seen to protecting our agricultural lands, that are not at risk from rising oceans (because they are on higher ground than the majority of our ALR lands) as a priority?

I strongly support the inclusion of these 30 acres into the BC Agricultural Land Reserve.

Thank you for your time and consideration.  
Shirley Dow

██████████ Surrey BC ██████████



**From:** [Lindsay Fernandes](#)  
**To:** [ALC Referrals ALC:EX](#)  
**Cc:** [Minister, AF AF:EX](#); [Grout, Kim ALC:EX](#); [Bridgitte Anderson](#)  
**Subject:** GVBOT Letter re: File 66884  
**Date:** January 23, 2023 4:01:59 PM  
**Attachments:** [image001.png](#)  
[GVBOT Letter re ALR Inclusion of Federal Lands in Surrey Jan 23 .pdf](#)

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**[EXTERNAL] This email came from an external source. Only open attachments or links that you are expecting from a known sender.**

Good afternoon,

On behalf of Bridgitte Anderson, President and CEO of the Greater Vancouver Board of Trade, please find attached (and below) a letter regarding File 66884 in advance of the public hearing this evening.

Kind regards,

Lindsay

**Lindsay Fernandes** (she/her)

Manager, Public Policy and Stakeholder Relations

Greater Vancouver Board of Trade

t. 604-640-5461

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Dear Minister Alexis and Ms. Grout:

On behalf of the Greater Vancouver Board of Trade (GVBOT) and our over 5,000 members, I am writing to express our concerns with the process of considering the inclusion of 123.6ha (~305) acres of land in the City of Surrey within the Provincial Agricultural Land Reserve (ALR). Given the multi-faceted and urgent land-use challenges facing our region, we are asking that the process be paused in order to accommodate a more fulsome and holistic conversation on the viewpoints and concerns of all impacted stakeholders.

We understand the importance of increasing the production of local foods and supporting the local agricultural sector. Climate change and the recent disruptions in supply chains are once again confirming that we need to ensure that we are increasing our food security. We believe that B.C. has significant potential to provide affordable and high-quality food for the province. At the same time, we believe that this goal should be approached from a holistic perspective, such as that offered in the Food Security Task Force Report, that takes into consideration the variety of factors that go

into food production. We also believe that these conversations need to be inclusive of the variety of competing land-use needs across the entire region.

Metro Vancouver and the Lower Mainland is geographically challenged by waterways, mountains, existing density, and an international border. We are facing an alarming and worsening housing availability and affordability crisis as well as a severe shortage of industrial land.

Industrial lands provide critical space for business operations like manufacturing and processing across a variety of sectors and play a critical role in our dynamic economy by supporting a prosperous workforce and trading relationships. However, constrained land availability and competition for space has led to a record low industrial vacancy rate (among the lowest in North America's major markets) and skyrocketing rental rates across the region, making it a tremendous challenge for businesses to find the space they need to grow and expand in our region. At the same time, ALR land makes up a significant portion of the overall land base, however, as of 2011, less than 50% is actively farmed.

Recognizing these overlapping crises and valid demands on land-use in our region, we would like to see a more thorough and consultative process before more land is included in the Provincial Agriculture Land Reserve. We believe the process should take into account broader regional interests and the totality of land-use and land utilization across the region.

We especially want to highlight the imperative to consider the perspective of local First Nations communities, on whose traditional land this property falls. The proposed land comprises an integral component of Katzie, Kwantlen and Semiahmoo First Nations' territories. According to the submission from their legal counsel, this land was posted on the Agricultural Land Commission's website, notifying the public of its intention to include the Land in the Agricultural Land Reserve without prior notification or conversation with the local First Nations communities. The submission also claims that the application of the ALCA to the land in question would result in a serious infringement on Canada's ability to manage and administer the land, pursuant to Canada's rights and obligations in respect of public lands. These important considerations are another important reason why this process should be delayed. It is critical that meaningful conversations should occur with the Katzie, Kwantlen, and Semiahmoo First Nations.

While we appreciate the need to support local food production and agricultural activities, any process with implications this significant and permanent regarding land-use planning must consider the viewpoints of all stakeholders (especially local First Nations) and consider the long-term economic development and land-use needs of the entire region. Thank you for your consideration of these points, and we look forward to further dialogue on this important issue.

Sincerely,

Bridgitte Anderson  
President and CEO  
Greater Vancouver Board of Trade



**GREATER VANCOUVER  
BOARD OF TRADE**

Greater Vancouver Board of Trade  
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E. [contactus@boardoftrade.com](mailto:contactus@boardoftrade.com)  
[boardoftrade.com](http://boardoftrade.com)

CEO  
Bridgitte Anderson, ICD.D

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1989 - 90	L. I. Bell, O.B.C.
1988 - 89	P. H. Hebb
1987 - 88	R. E. Kadlec
1986 - 87	G. P. Clarke
1985 - 86	A. S. Hara, O.C.
1984 - 85	A. M. Fowles
1978	D. C. Selman

23 January 2023

Honourable Pam Alexis  
Minister of Agriculture and Food Province of British Columbia  
*Delivered via email:* [AGR.Minister@gov.bc.ca](mailto:AGR.Minister@gov.bc.ca)

Kim Grout  
Chief Executive Officer  
Agricultural Land Commission  
*Delivered via email:* [kim.grout@gov.bc.ca](mailto:kim.grout@gov.bc.ca)  
[ALC.Referrals@gov.bc.ca](mailto:ALC.Referrals@gov.bc.ca)

**Subject:** File 66884

Dear Minister Alexis and Ms. Grout:

On behalf of the Greater Vancouver Board of Trade (GVBOT) and our over 5,000 members, I am writing to express our concerns with the process of considering the inclusion of 123.6ha (~305) acres of land in the City of Surrey within the Provincial Agricultural Land Reserve (ALR). Given the multi-faceted and urgent land-use challenges facing our region, we are asking that the process be paused in order to accommodate a more fulsome and holistic conversation on the viewpoints and concerns of all impacted stakeholders.

We understand the importance of increasing the production of local foods and supporting the local agricultural sector. Climate change and the recent disruptions in supply chains are once again confirming that we need to ensure that we are increasing our food security. We believe that B.C. has significant potential to provide affordable and high-quality food for the province. At the same time, we believe that this goal should be approached from a holistic perspective, such as that offered in the Food Security Task Force Report, that takes into consideration the variety of factors that go into food production. We also believe that these conversations need to be inclusive of the variety of competing land-use needs across the entire region.

Metro Vancouver and the Lower Mainland is geographically challenged by waterways, mountains, existing density, and an international border. We are facing an alarming and worsening housing availability and affordability crisis as well as a severe shortage of industrial land.



Industrial lands provide critical space for business operations like manufacturing and processing across a variety of sectors and play a critical role in our dynamic economy by supporting a prosperous workforce and trading relationships. However, constrained land availability and competition for space has led to a record low industrial vacancy rate (among the lowest in North America's major markets) and skyrocketing rental rates across the region, making it a tremendous challenge for businesses to find the space they need to grow and expand in our region. At the same time, ALR land makes up a significant portion of the overall land base, however, as of 2011, less than 50% is actively farmed.

Recognizing these overlapping crises and valid demands on land-use in our region, we would like to see a more thorough and consultative process before more land is included in the Provincial Agriculture Land Reserve. We believe the process should take into account broader regional interests and the totality of land-use and land utilization across the region.

We especially want to highlight the imperative to consider the perspective of local First Nations communities, on whose traditional land this property falls. The proposed land comprises an integral component of Katzie, Kwantlen and Semiahmoo First Nations' territories. According to the submission from their legal counsel, this land was posted on the Agricultural Land Commission's website, notifying the public of its intention to include the Land in the Agricultural Land Reserve without prior notification or conversation with the local First Nations communities. The submission also claims that the application of the ALCA to the land in question would result in a serious infringement on Canada's ability to manage and administer the land, pursuant to Canada's rights and obligations in respect of public lands. These important considerations are another important reason why this process should be delayed. It is critical that meaningful conversations should occur with the Katzie, Kwantlen, and Semiahmoo First Nations.

While we appreciate the need to support local food production and agricultural activities, any process with implications this significant and permanent regarding land-use planning must consider the viewpoints of all stakeholders (especially local First Nations) and consider the long-term economic development and land-use needs of the entire region. Thank you for your consideration of these points, and we look forward to further dialogue on this important issue.

Sincerely,

A handwritten signature in black ink, appearing to read "Bridgitte", with a stylized flourish extending to the right.

Bridgitte Anderson  
President and CEO  
Greater Vancouver Board of Trade

**From:** [Danielle Synotte](#)  
**To:** [ALC Referrals ALC:EX](#)  
**Cc:** [Bill Zylmans](#)  
**Subject:** Public Hearing Submission: Proposed ALR Inclusion of Federal Lands in the City of Surrey  
**Date:** January 24, 2023 11:02:36 AM [Note - Received @ 3:56 pm Jan. 23, 2023](#)  
**Attachments:** [image001.png](#)  
[2023-01-23 BCAC Letter on the Proposed ALR Inclusion of Federal Lands in the City of Surrey.pdf](#)  
**Importance:** High

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**[EXTERNAL] This email came from an external source. Only open attachments or links that you are expecting from a known sender.**

Dear Mr. Mike Bandy,

Thank you for the opportunity to provide a statement of support for protecting farmland and prioritizing a resilient food supply in Western Canada. **Please note: Bill Zylmans will be our proxy spokesperson at tonight's public hearing.**

In relation to file 66884: *Proposed inclusion of federal land at 192<sup>nd</sup> and 36<sup>th</sup> in the ALR*, please find the attached statement of support for protecting farmland and prioritizing a resilient Canadian food supply from BC Agriculture Council (BCAC).

BC Agriculture Council (BCAC) is the lead industry advocate for key sector-wide priorities in British Columbia (B.C.). We deliver the collective voice for the sector through our 28 unique commodity associations that we represent. In turn, our member associations represent approximately 96% of provincial farm gate sales in B.C.

Protecting productive farmland is vital to the future success and sustainability of agriculture in British Columbia (B.C.). Without land dedicated to agricultural production in the province, it will be difficult to ensure access to safe, affordable food for British Columbians.

BCAC fully supports the efforts to see this vital piece of productive farmland recognized as part of the Agricultural Land Reserve.

Sincerely,

Danielle Synotte

Danielle Synotte  
EXECUTIVE DIRECTOR

P: 604 854 4454 x 204 | TF: 866 522 3447

[www.bcac.ca](http://www.bcac.ca)





January 23, 2023

Sent via email to: [ALC.Referrals@gov.bc.ca](mailto:ALC.Referrals@gov.bc.ca)

**Agricultural Land Commission, Attn: Mike Bandy**  
201-4940 Canada Way  
Burnaby, BC V5G 4K6

Dear Mr. Bandy:

**Subject: The Proposed ALR Inclusion of Federal Lands in the City of Surrey**

Thank you for the opportunity to provide a statement of support for protecting farmland and prioritizing a resilient food supply in Western Canada.

BC Agriculture Council (BCAC) is the lead industry advocate for key sector-wide priorities in British Columbia (B.C.). We deliver the collective voice for the sector through our 28 unique commodity associations that we represent. In turn, **our member associations represent approximately 96%** of provincial farm gate sales in B.C.

Protecting productive farmland is vital to the future success and sustainability of agriculture in British Columbia (B.C.). Without land dedicated to agricultural production in the province, it will be difficult to ensure access to safe, affordable food for British Columbians.

It is apparent that the subject land in Surrey, B.C., is unique and some of Canada's best farmland in the country. Farmed by Heppell's Potatoes for more than three generations, the potential threat of this land being included in the Campbell Heights Industry Plan for development is deeply concerning. Most immediately, we would like to express our support to protect this farmland by halting any such plans for development and allowing it to be placed in the Agricultural Land Reserve (ALR).

When agricultural land is lost to development, it is never recovered. The potential loss of this area would equal a clear deterioration of regional food security in Canada and the resilience of Western Canada's food system.

Adding onto this, this land provides consistency to regional food supply through its natural features. After heavy rains, harvesting activities are impossible in other early fields in B.C. Yet, due to the land's exceptional drainage capacity, our food security can rely on this land to maintain supply. The 2021 flooding event in the Sumas Prairie highlights the importance of resilient agricultural production in this province, where ongoing infrastructure bottlenecks can make access to fresh produce a challenge in the midst of extreme weather events and disaster conditions.

BCAC fully supports the efforts to see this vital piece of productive farmland recognized as part of the Agricultural Land Reserve.

Yours Truly,



Danielle Synotte  
Executive Director, BC Agriculture Council

**From:** [Faithie Dot H](#)  
**To:** [ALC Referrals ALC:EX](#)  
**Subject:** File 66884: in support of proposed inclusion of federal land at 192nd and 36th in ALR  
**Date:** January 23, 2023 3:47:14 PM

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[EXTERNAL] This email came from an external source. Only open attachments or links that you are expecting from a known sender.

Good afternoon,

I am in support of placing the farmlands at 192nd and 36th Avenue in Surrey, into the ALR.

I am deeply concerned about the industrial zoning of the Heppell family farmland in in Surrey. I am strongly advocating for this farmland to be protected in the Agricultural Land Reserve. There is already many hectares of industrial buildings around this area. There is just flat land with no shrubbery or trees, cleared only for buildings and paved parking lots. This farm land is valuable. It is important for local produce. But as a fellow Albertan, I am very unhappy about this idea to remove a food source that we have relied on for decades and still need desperately. Please reconsider the industrial zoning. It could lead to more inflation and groceries will never be affordable again.

Ms. Faith Horton  
Calgary AB

**From:** [NAIOP Vancouver Head Office](#)  
**To:** [ALC Referrals ALC:EX](#)  
**Cc:** [REDACTED] [Paula \(Wright\) Benham-Parker](#); [Paul Tilbury](#); [Tmildon](#)  
**Subject:** NAIOP Vancouver Response to Proposed ALR Inclusion of Federal Lands in the City of Surrey  
**Date:** January 23, 2023 3:46:12 PM  
**Attachments:** [2022-Jan-23 NAIOP Vancouver Draft Letter to ACL re Campbell Heights.pdf](#)

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**[EXTERNAL]** This email came from an external source. Only open attachments or links that you are expecting from a known sender.

Dear Mr. Bandy:

Attached is a letter from NAIOP Vancouver urging more consultation on the December 7th announcement of [Proposed ALR Inclusion of Federal Lands in the City of Surrey](#) published on the BC ALC website.

As the representative of commercial real estate developers, owners, investors and advisors of office, industrial, retail and mixed-use properties, NAIOP Vancouver would like to express its strong opposition for the inclusion of further lands into the agricultural land reserve without full consultation with all stakeholders.

The parcel presented for inclusion represents an important and compelling example of the future potential of strategically-located land being limited at a time when there is a critical shortage of industrial land in our region.

We hope to participate with you in a discussion on this very important matter that affects the future of all British Columbians.

Sincerely,

Paul Kool  
Executive Director

---

**NAIOP Vancouver Chapter**  
1618 Station Street  
Vancouver, BC, V6A1B6  
**Phone:** 604-601-5106 **Email:** [office@naiopvcr.com](mailto:office@naiopvcr.com)







January 23, 2023

Agricultural Land Commission  
201-4940 Canada Way  
Burnaby, BC, V5G 4K6

Attn: Mike Bandy

***Re: Proposed ALR Inclusion of Surrey Federal Lands***

Dear Sir:

NAIOP represents commercial real estate developers, owners, investors and advisors of office, industrial, retail and mixed-use properties. NAIOP Vancouver would like to express its strong opposition for the inclusion of further lands into the agricultural land reserve without full consultation with all stakeholders.

This is an important and compelling example of the future potential of strategically-located land being limited at a time when there is a critical shortage of industrial land in our region.

While NAIOP's focus is on commercial development, and most pressingly the current critical shortage of industrial land, we understand that all land in the region requires careful stewardship with a view to the overall health and sustainability of the economy, whether the land under discussion is for agriculture, housing, industry or the transport of goods.

BC's commercial real estate industry provides over 106,000 full time equivalent jobs and more GDP than agriculture, tourism and forestry. Our local commercial real estate industry is an important source of expertise when making decisions that affect the futures of all British Columbians.

We request that this decision be postponed and that an appropriate, and robust, public consultation process, with industry stakeholders, be held regarding the future of this potentially long term strategically important land that the City of Surrey has acknowledged in their OCP for future commercial uses.

Sincerely,

A handwritten signature in black ink, appearing to read "P. Kool".

Paul Kool  
Executive Director  
NAIOP Vancouver

**From:** [Anita Huberman](#)  
**To:** [ALC Referrals ALC:EX](#)  
**Subject:** Support for Proposed ALR Inclusion of Federal Farm Lands in Surrey (192 Street and 36 Avenue)  
**Date:** January 23, 2023 3:42:06 PM

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**[EXTERNAL] This email came from an external source. Only open attachments or links that you are expecting from a known sender.**

January 23, 2023

**Agricultural Land Commission**  
**Attention: Mike Bandy**  
**201-4940 Canada Way**  
**Burnaby, BC, V5G 4K6**

Dear Mr. Bandy:

## **Re: Surrey Board of Trade Support for the Proposed ALR Inclusion of Federal Lands in Surrey, British Columbia (192 Street and 36 Avenue)**

The Surrey Board of Trade is contacting you about the following consideration by the Agricultural Land Commission and the public hearing taking place on the evening of January 23, 2023:

Acting under section 17(1) of the [Agricultural Land Commission Act](#) (ALCA), the Agricultural Land Commission is initiating a proposal to include 123.6 ha (~305 acres) of land within the City of Surrey into the Provincial Agricultural Land Reserve. The subject land comprises five contiguous properties owned by the Government of Canada. Approximately 89 ha (~220 acres) of the lands are currently leased to local agricultural producers for field crop production. The Government of Canada is considering disposition of the properties, which may leave the lands vulnerable to future changes in land use. Given the longstanding agricultural use and productivity of the properties, the Commission considers that the lands may be suitable for inclusion to the ALR. The ALR designation would apply a layer of provincial land use legislation (the ALCA and ALR Regulations) to the lands to preserve their availability for current and future agricultural use.

### **SURREY BOARD OF TRADE PERSPECTIVE**

The Surrey Board of Trade supports keeping the subject land at 192 Street and 36 Avenue for agricultural (food) production. While we are supportive of the need to intensify and create industrial lands (employment lands), we recognize and appreciate that at the same time we need to harness and sustain local food production. Given the unique nature of this piece of land, using it for anything other than agricultural purposes will be an economic and food security disaster for British Columbia.

1. The 89-hectare field at 192 Street and 36 Avenue is about two-thirds of a property owned by the Federal Government and has been leased by Surrey's Heppell's Potato Farm for the last 50 years. The land produces between 30 million and 50 million servings of vegetables each year, which in early spring and late fall are often the only locally grown field vegetables available in BC grocery stores.
2. The land is elevated and sandy. It drains very well, allowing farmers to plant and harvest when conditions are rainy and wet, giving residents and businesses the opportunities to enjoy produce when

other farms are not able to plant and harvest during the challenging seasons. The land has the right balance of sunshine, temperatures and drainage. Its hilltop location means the land is not vulnerable to flooding and less vulnerable to frost. It receives more sunshine and less rainfall than Abbotsford and Chilliwack and drains much better than low lying Surrey, Richmond and Delta soils.

3. During last year's abnormally cold and wet spring, Heppell's was able to plant and harvest potatoes before other farmers were able to get onto muddy fields to cultivate them. As a result, the field produced several crops of potatoes, about 70% of BC's domestic harvest from May to August 1, as well as the first local parsnips, carrots and cabbage. Climate change and supply chain issues challenge the availability of imported food. BC needs to protect its ability to feed itself.

4. The Surrey Board of Trade is supportive of Simon Fraser University's Agriculture Technology Innovation Centre. AgTech is an important economic priority for the BC Government to create jobs and enhance food security. Local farm and food production partnerships with economic drivers with universities are already occurring.

5. Agriculture lands are also employment lands. The overwhelming advantages of Surrey's farming industry make the economic potential lucrative, making it a future powerhouse in the national and global food market.

6. Indigenous dialogues have occurred and will continue to occur.

Canada is the fifth-largest food producer in the world. In 2021, the whole agriculture and agri-food system employed 2.1 million people and provided 1 in 9 jobs in Canada, according to Statistics Canada. The agriculture industry generated \$134.9 billion (around 6.8%) of Canada's gross domestic product (GDP). The food production from the subject land at 192 Street and 36 Avenue provides a stable source of employment, plays an important role in local economies, contributes to innovation in the food system, responds to increased demand for exports, contributes to food affordability, and addresses consumer demand.

According to a Canadian Chamber of Commerce statement, generally, Canadians have an overwhelmingly optimistic view of the industry, whether it is in terms of its environmental impact or as an economic driver. For instance, recent polling by Grassroots Public Affairs reveals that 76% of Canadians consider agriculture to be very important to Canada's economy. At the same time, just over two-thirds recognize its positive effect on the environment. This demonstrates that more work is needed in promoting the sector's contributions to the fight against climate change while working hard to meet our economic and food security targets. In terms of greenhouse gas emissions, Canada's agriculture and agri-food sector is among the greenest in the world, contributing to just over 8% of Canada's overall domestic emissions, in comparison to a global average of 23%. Whether through carbon sequestration or nitrous oxide emission reductions, the sector continues to lead the way in environmental stewardship. Canadians should be proud to know that their food is produced sustainably and in an environmentally conscious manner without hampering economic activity. Heppell's Potato Farm and other Surrey farm producers are examples of sustainable food production practices benefiting our economy.

At the same time, however, we do want to note that the agriculture sector is severely hampered by extraneous regulations and relative lack of recognition by the government as an environmental and economic leader. Federal government departments such as Health Canada and Environment and Climate Change Canada, continue to impose regulations that inhibit the sector's economic competitiveness and growth potential. Canada's government departments should work with industry to evaluate the impact of those regulations and ensure alignment with economic and environmental objectives. The BC and Federal Governments should also work with industry to implement a net-zero transition strategy that creates jobs for all Canadians, promotes innovation, and establishes a business environment conducive to investment. To that end, the agriculture sector must be a key partner in advancing a net-zero strategy.



BC's and Canada's agriculture and agri-food supply chain needs to remain resilient and needs to continue to be a driver of Canada's economy. We urge the Agriculture Land Commission to keep the subject land for food production.

MORE INFORMATION: <https://www.alc.gov.bc.ca/proposed-alr-inclusion-of-federal-lands-in-the-city-of-surrey/>

If you have any questions, please contact me at 604-634-0342 or at email: [anita@businessinsurrey.com](mailto:anita@businessinsurrey.com).

Sincerely,

Anita Huberman  
President & CEO, Surrey Board of Trade

--



**H. CAPTAIN (ROYAL CANADIAN NAVY) ANITA PATIL  
HUBERMAN**  
PRESIDENT & CEO

101 - 14439 104 Avenue, Surrey BC Canada, V3R 1M1  
P | 604.634.0342 C | 604.340.3899  
E | [anita@businessinsurrey.com](mailto:anita@businessinsurrey.com)  
*On the Territory of the Coast Salish Peoples*



**From:** [Surrey For Future](#)  
**To:** [ALC Referrals ALC:EX](#)  
**Subject:** Written Submission for Surrey "Federal Lands" hearing  
**Date:** January 23, 2023 3:16:14 PM  
**Attachments:** [Federal Lands ALR submission - Surrey for Future.pdf](#)

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**[EXTERNAL] This email came from an external source. Only open attachments or links that you are expecting from a known sender.**

Hi,

Please find attached Surrey for Future's written submission in support of the "Federal Lands" inclusion in the ALR.

Thank you,  
Surrey for Future

--

Surrey for Future acknowledges that its members live and work on the ancestral lands of the Semiahmoo, Katzie, Kwikwetlem, Kwantlen, Qayqayt, and Tsawwassen First Nations. We gratefully acknowledge these Indigenous nations for their guardianship of this land.



Surrey for Future  
Surrey, BC  
[surreyforfuture@gmail.com](mailto:surreyforfuture@gmail.com)

January 23, 2023

**Dear Agricultural Land Commission,**

Surrey for Future is a community organization based in Surrey, British Columbia and the main community voice speaking up here about the climate crisis. In 2019, we successfully campaigned for the City of Surrey to declare a climate emergency and adopt greenhouse gas emissions targets consistent with the Intergovernmental Panel on Climate Change (IPCC). Our group includes members living in 7 Metro Vancouver federal ridings, and is made up of people of all ages, from a variety of ethnic, cultural and professional backgrounds.

We urge you to include the "Federal Lands" (PID 014-120-321, 014-119-129, 014-120-178, 014-120-224, and 014-120-291) in the Agricultural Land Reserve.

As many other submissions have noted, this piece of farmland is uniquely productive and we believe the federal and provincial governments should consider it a key piece of climate change resilient infrastructure due to its ability to produce food crops early in the season and in large quantities. We also note that drainage on this land was found to be quite resilient during the November 2021 atmospheric river events which devastated farmland in Abbotsford and Chilliwack. BC currently imports large amounts of produce from California and Mexico, both of which are increasingly vulnerable to the impacts of climate change. BC should do everything possible to preserve and enhance the province's own agricultural productivity.

The forested portion is also extremely valuable. It provides habitat for wildlife and a refuge from the surrounding suburban landscape for residents. Surrey's Sustainability dashboard notes a steady decline in tree canopy from 2001 to 2013, the last year it was updated. Citizens have been filling in the gap since then and have documented alarming numbers of trees being cut for residential and industrial development. It's safe to say there has been a significant drop in Surrey's tree canopy in the past five years, making this forested area even more important to protect from development.

Thank you for recognizing the value of this farmland to area residents and to British Columbia as a whole. As stated previously, on behalf of all of Surrey for Future's members, we urge you to include this land in the Agricultural Land Reserve.

Yours sincerely,

Allison Richardson  
Surrey, BC [REDACTED]

Sebastian Sajda  
Surrey, BC [REDACTED]

Erin Pedersen  
Richmond, [REDACTED]



**From:** [Abigail Shirley](#)  
**To:** [ALC Referrals ALC:EX](#)  
**Subject:** Re: file 66884, in support of Proposed inclusion of federal land at 192nd and 36th in ALR  
**Date:** January 23, 2023 3:15:55 PM

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**[EXTERNAL] This email came from an external source. Only open attachments or links that you are expecting from a known sender.**

I am in support of placing the farmlands, at 192<sup>nd</sup> and 36<sup>th</sup> Avenue in Surrey, into the ALR.

The land has been farmed since 1974 by the Heppell family, who have amended the soil over the years to provide good drainage and high quality soil. The location of the land is unique in that it can be planted in February, allowing crops to grow locally and be available to our grocery stores early in the season. It is in a microclimate that allows it to produce vegetables before other land in Canada. The land is extremely productive, providing 70% of British Columbia's domestic potatoes from May until August 1<sup>st</sup>. It also produces the majority of early carrots, parsnips, cabbage, and winter squash. This makes up approximately 50 million vegetable servings each year, feeding our population.

This is all local—so when California has a drought, or transportation is blocked due to floods or fires, this produce is still providing food to our families. Supplying food locally also reduces greenhouse gases produced by transportation from those distant locations. It is really important that we are able to have a reliable supply of local produce. We can't assume that another country, or other areas of our province, will grow and supply our food, in this time of changing temperatures and rainfall.

This farmland is essential for our food supply.

We cannot rely on the local Surrey City Council or Metro Vancouver to keep this farmland agricultural, even if it is rezoned to "Agricultural". This local zoning can be quickly at the whim of the local council and developers, as recently occurred in nearby South Campbell Heights last year.

Please protect it by placing it in the ALR, so future generations can continue to have a reliable food supply.

Thank you.

Abigail Shirley

[REDACTED]

Langley, BC.

[REDACTED]

**From:** [CO DAVIS TEAD FARMS](#)  
**To:** [ALC Referrals ALC:EX](#)  
**Cc:** [davistead](#)  
**Subject:** RE: File66884, in support  
**Date:** January 23, 2023 3:14:52 PM

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**[EXTERNAL] This email came from an external source. Only open attachments or links that you are expecting from a known sender.**

To whom it may concern,

Re: File 66884, in support pf proposed inclusion of land at 192/36th into the ALR

My name is David Davis and I reside at [REDACTED] in the Township of Langley. I am a 4th generation dairy farmer, our family has been farming for over 120 years on some of the original Hudson Bay farmland. We have 500 Holsteins cows on our farm , we milk 250cows and farm approximately 300acres. We grown corn and grass silage to feed our milking herd.

It is so important that you place this federal surplus land into the ALR.

As a food producer, I am constantly looking for more land to produce more feed for my herd due to the pressures in the Fraser Valley of urban sprawl , development and high land costs. We have now had to look outside of the Fraser Valley to purchase more feed and land to feed our cows. This is not sustainable and very cost prohibitive - due to fuel, labour and trucking costs. I know many dairy farmers that have bought ranches outside of the Fraser Valley , even out of our province to produce feed due to the shortage and cost of land.

This 305 acres is a very productive piece of land. Due to the excellent soil conditions this piece allows for early access in the Spring for planting and late access in the Fall for harvesting. This land is a net benefit to agricultural , as we have seen with Heppell's from producing, processing and marketing their crops.....right here in our own Fraser Valley. This is one of the finest examples of local food production! We don't have to look very far back to remember the flood of the Sumas Prairie, provincial highways, railroad closures and of course border shutdowns to see how our food supply chain suffered greatly. During this time dairy farmers in the Fraser Valley were asked to cut the amount of grain they fed to their herds, because railcars could not get through, and trucks could not haul grain to farmers. This did not just affect the dairy industry. Poultry, pork and beef also suffered. In fact, the provincial government started to pull grain that was slated for export off the docks to distribute to food producers in the Fraser Valley.

No Farmland..... No Food! This slogan speaks for itself. We have an opportunity to protect this viable and valuable piece of land right here in the Fraser Valley. Farmland is so important in the chain of food production. We need to put this 305 acres into the ALR, protecting it for our future.

Thank you for your time.

David Davis

Davistead Farms Ltd.  
Langley Township

**From:** [Carol Monaghan](#)  
**To:** [ALC Referrals ALC:EX](#)  
**Subject:** ALC file 66884. Land on 192nd Surrey.  
**Date:** January 23, 2023 3:06:43 PM

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**[EXTERNAL] This email came from an external source. Only open attachments or links that you are expecting from a known sender.**

I am writing to urge the Agricultural Land Commission to include the 300 acres of this farmland into the BC Agricultural Land Reserve. This area has some of the richest agricultural land in the Lower Mainland, and sadly this area has been severely reduced with even more loss to come from the recent movement of the Urban Containment Boundary to favour more industrial zoning.

I cannot understand why the value of this rich agricultural land takes second place behind this drive to increase industrial zoning. Please ensure that these lands are included in the BC Agricultural Land Reserve.

Carol Monaghan

White Rock BC



**From:** [REDACTED]  
**To:** [ALC Referrals ALC:EX](#)  
**Subject:** Please, please save these lands from development.  
**Date:** January 23, 2023 3:04:21 PM

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**[EXTERNAL] This email came from an external source. Only open attachments or links that you are expecting from a known sender.**

It goes without even saying that these lands should be included in the ACL reserves to be protected for future generations. That they are even considered for development is atrocious. We have enough of it and ruining our agricultural land because we think our food can come from elsewhere is ridiculous. We cannot depend on California any more with their droughts and floods brought on by climate change.

We must preserve what we have or risk losing farms that the people have worked so hard to provide us with the necessary crops and foods we need.

Viveka

Sent from App for Gmail

**From:** [Monica Mocha](#)  
**To:** [ALC Referrals ALC:EX](#)  
**Subject:** Please include the Heppell Farm into the ALR  
**Date:** January 23, 2023 2:59:48 PM

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[EXTERNAL] This email came from an external source. Only open attachments or links that you are expecting from a known sender.

To whom it may concern,

I am writing to support the proposal put forward by the Agricultural Land Commission to include the Heppell Farm in the Agricultural Land Reserve. I volunteer with Surrey for the Future, a grassroots and local citizens-based group in Surrey, dedicated to advancing climate action.

Placing the Heppell Farm in the ALR would support the goals of preserving productive and arable agricultural land, improving food security, and the BC Climate Action Plan more broadly.

Locally, the Heppell Farm contributes to food security in Surrey. Surrey City Councilor Linda Annis noted:

“It produces some of the earliest vegetable (crops) – not just for Western Canada but for all of Canada ... there’s between 30 to 50 million vegetable servings that come from that one property alone and that’s enough to feed Metro Vancouver residents for 2-3 weeks.”

[Source: South Surrey farmer hopes upcoming public hearing will help protect land from development - Peace Arch News article]

With the increasing cost of living and worries over food insecurity, it is important to have the options available to support local solutions. Placing the Heppell Farm in the ALR provides options to BC and the City of Surrey to support local agricultural initiatives that support food security.

Placing the Heppell Farm into the ALR also supports BC's efforts to improve biodiversity and conservation. This is a good example of conserving highly productive, arable farmland for current and future generations and to support biodiversity efforts at a time when biodiversity is declining across BC and Canada.

The Heppell family's farm has fed Surrey and other Metro Vancouver citizens for many years. Designating the farm under the ALR would respect their wishes and contribute to their legacy.

I urge you to approve the proposal to place the Heppell Farm into the ALR.

Sincerely,  
Monica Ta  
Surrey For the Future Volunteer

**From:** [DIANE FRAGER](#)  
**To:** [ALC Referrals ALC:EX](#)  
**Subject:** 66884 192 Ave.  
**Date:** January 23, 2023 2:55:35 PM

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[EXTERNAL] This email came from an external source. Only open attachments or links that you are expecting from a known sender.

Please keep Heppell farm- has anyone recently seen the clear cutting defacing this area? Please think of conservation for a change

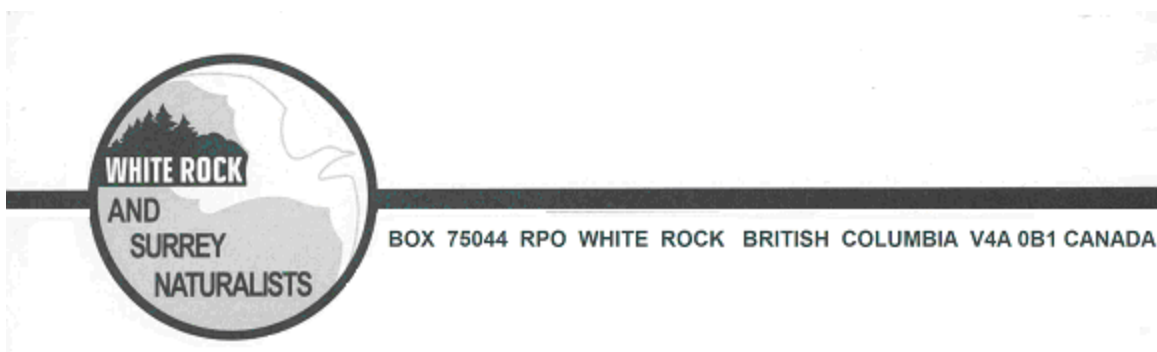
Sent from my iPad

**From:** [Liz Walker](#)  
**To:** [ALC Referrals ALC:EX](#)  
**Cc:** [Helena.Jaczek@parl.gc.ca](mailto:Helena.Jaczek@parl.gc.ca); [Francois-Philippe.Champagne@parl.gc.ca](mailto:Francois-Philippe.Champagne@parl.gc.ca)  
**Subject:** Reference ALC file 66884. Land on 192nd Surrey  
**Date:** January 23, 2023 2:54:32 PM  
**Attachments:** [secondworkingcopyofwrsnlogo.bmp](#)  
[wrsnlogorevised.bmp](#)  
[Letter re Heppell Farms ALR inclusion request 23 January 2023.pdf](#)

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**[EXTERNAL] This email came from an external source. Only open attachments or links that you are expecting from a known sender.**

Please find the following submission also attached as a pdf file for your convenience.



23 January 2023

Agricultural Land Commission  
[ALC.Referrals@gov.bc.ca](mailto:ALC.Referrals@gov.bc.ca)

Dear Sirs/Mesdames;

Re: Reference ALC file 66884. Land on 192nd Surrey.

I write to you in order to recommend that the Agricultural Land Commission strongly consider the inclusion of the 300 acres of this farmland into agriculture as ALR lands. Otherwise, the alternative will be more industrial sites, that have eroded the local natural ecology with the inefficient buildout and use of industrial zoned sites, in an area of Surrey where A1 lands once dominated.

Thousands of acres of land that was once supportive of the natural ecology, with soil-based agriculture, has been severely reduced in this region with more to come from the recent movement of the Urban Containment Boundary to favour more industrial zoning.

In consideration of all the attention that our local municipality has given to a Coastal Adaptation Strategy one might wonder why our regional governments and others have not seen to protecting our agricultural lands, that are not at risk from rising oceans (because they are on higher ground than the majority of our ALR lands) as a priority?



Again, I urge you to accept these lands for inclusion into the BC Agricultural Land Reserve.

Thank you for your time and consideration.

Naturally yours,

Liz Walker

White Rock and Surrey Naturalists, President

[REDACTED]

Surrey, BC [REDACTED]

[Whiterockandsurreynats@gmail.com](mailto:Whiterockandsurreynats@gmail.com)

Cc: Hon. Helena Jaczek, P.C., M.P.

Hon. François-Philippe Champagne P.C.,M.P.



Virus-free [www.avast.com](http://www.avast.com)



BOX 75044 RPO WHITE ROCK BRITISH COLUMBIA V4A 0B1 CANADA

23 January 2023

Agricultural Land Commission  
ALC.Referrals@gov.bc.ca

Dear Sirs/Mesdames;

Re: Reference ALC file 66884. Land on 192nd Surrey.

I write to you in order to recommend that the Agricultural Land Commission strongly consider the inclusion of the 300 acres of this farmland into agriculture as ALR lands. Otherwise, the alternative will be more industrial sites, that have eroded the local natural ecology with the inefficient buildout and use of industrial zoned sites, in an area of Surrey where A1 lands once dominated.

Thousands of acres of land that was once supportive of the natural ecology, with soil- based agriculture, has been severely reduced in this region with more to come from the recent movement of the Urban Containment Boundary to favour more industrial zoning.

In consideration of all the attention that our local municipality has given to a Coastal Adaptation Strategy one might wonder why our regional governments and others have not seen to protecting our agricultural lands, that are not at risk from rising oceans (because they are on higher ground than the majority of our ALR lands) as a priority?

Again, I urge you to accept these lands for inclusion into the BC Agricultural Land Reserve.

Thank you for your time and consideration.

Naturally yours,  
Liz Walker  
White Rock and Surrey Naturalists, President

[REDACTED]

[REDACTED]

Surrey, BC [REDACTED]  
[Whiterockandsurreynats@gmail.com](mailto:Whiterockandsurreynats@gmail.com)

Cc: Hon. Helena Jaczek, P.C., M.P.  
Hon. François-Philippe Champagne P.C.,M.P.

**From:** [Harold Steves](#)  
**To:** [ALC Referrals ALC:EX](#)  
**Subject:** Fwd: public hearing submission  
**Date:** January 23, 2023 2:53:53 PM

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**[EXTERNAL] This email came from an external source. Only open attachments or links that you are expecting from a known sender.**

As a founder of the Agricultural Land Reserve, and recently retired Richmond councillor I wish to support putting the Federally owned Heppell farmland in the ALR. Others will deal with the issues of the Heppell farm having the best soils in the best climate in Canada. I will concentrate on the need for industrial land using Richmond as an example..

When we adopted the ALR in 1973 we gave municipalities and regional districts several years to fine tune the ALR and remove any land that was not farmable. As federal lands were exempt from provincial control some federal lands were put in the ALR and some were not. Knowing that the need for soil based agriculture would increase in future we permitted golf courses and other uses as a short term use. The US Southwest was warming up and we accurately predicted a slow incremental increase in summer drought in the SW where we get most of our food. We did not predict the atmospheric rivers that have affected both Fraser Valley farmlands and California. Now with food prices rising is not the time to develop farmland for industry but to rehabilitate farmland that was permitted for other uses and put exempted federal lands in the ALR.

Only 5% of BC is viable farmland. 1.1% is capable of growing the vegetables we need. The BC Ministry of Agriculture estimates that we will have to bring 92,000 hectares of alienated farmland into production if we are to provide a healthy diet for British Columbians. We anticipated that when we brought in the ALR. In Richmond we approved golf courses, with the requirement that contaminated soils would be removed, and two landfills, provided they could be rehabilitated with soils and compost on top. Federal lands in the Lulu Island Bog were put in the ALR even though they were exempt.

Now Mylora Golf Course is being returned to agriculture. One landfill was successfully covered with soil to create Country Meadows Golf Course. Another 160 acre landfill, Ecowaste, on mined out peat bog has been successfully rehabilitated with top soil. Land in NW Richmond that was taken out of the ALR by the Vanderzalm government was purchased by the city in a \$26 million referendum and developed into Terra Nova Rural Park with allotment gardens and other farm uses.

One 160 acre parcel of Federally owned Lulu Island Bog was traded with the City of Richmond for City owned industrial land by the river. Once primarily cranberries and low bush blueberries, farmed by First Nations and later early settlers, it is now protected in the ALR as the Richmond Nature Park. Another quarter section of Federally owned land, known as the Garden City Lands, was purchased by the City for \$60 million, the price the federal government would have received for high rises on part of the land. The Garden City lands are being successfully developed with Kwantlen Polytechnic University as North America's first farm school. Another 160 acres of federally owned land remains in the ALR. Like the Heppell farm the day of developing federal farmlands is over.

Since Richmond stopped taking land out of the ALR 25 years ago, with removal of 6 acres of the Dhillon farm for industry, the City has accommodated growth with densification. Downtown Richmond is presently being redeveloped with over 60,000 apartment units and all arterial roads are planned for increased density in future.

Over a decade ago Richmond did a study on its industrial lands and found that most industrial sites had only half as much site coverage as permitted. To encourage redevelopment of its industrial land Richmond increased that coverage 1 1/2 times and approved construction of two storey industrial buildings. Richmond has 14% of the industrial land in the region and 34% of the jobs.

The second story of industrial buildings is ideal for Agri-Tech., and could allow for vertical farming. Metro Vancouver's Invest Vancouver Management Committee committee reported that Agri Tech companies do not want to locate on farmland but in cities where their employees like to live, work and play, and recommended that Agri Tech be "located in multi storey development to intensify industrial use". Metro Vancouver is encouraging cities to densify and permit two storey industrial buildings.

In September 2022 Metro Vancouver adopted the following resolution: "That the board coordinate with the City of Surrey in supporting a redesignation for the Heppell properties as a part of the OCP amendment process to preserve it for agricultural use." What we have accomplished in Richmond where land proposed for urban use has been protected for agriculture, and urban areas densified, proves that the Heppell farm is not needed for industry. If residential use and industry are not permitted to expand onto farmland, given the opportunity, they will densify on urban lands.

Harold Steves BScAg,.

Richmond, BC



**From:** [Heidi Greco](#)  
**To:** [ALC Referrals ALC:EX](#)  
**Cc:** [letters@surreynowleader.com](mailto:letters@surreynowleader.com)  
**Subject:** Regarding reclassification of Surrey lands (192 Street), ALC file 66884  
**Date:** January 23, 2023 2:50:16 PM

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**[EXTERNAL] This email came from an external source. Only open attachments or links that you are expecting from a known sender.**

To: Agricultural Land Commission, Attn: Mike Bandy  
201-4940 Canada Way  
Burnaby, BC, V5G 4K6

### **Regarding ALC file: 66884**

I am writing in support of having the lands in question be added to BC's reserve of ALR and trusting this letter will serve as my opportunity to be heard by the Commission.

Where it is clear that the communication needs for which the federal government originally acquired these properties is no longer a consideration, it makes sense for Ottawa to release the lands for other purposes.

While permitting certain industrial designations might initially mean greater profit to federal government coffers, such a move would provide merely short-term financial gain, with no consideration for ongoing needs in the years to come.

Where these lands have a proven record of supplying fresh food to residents of the Lower Mainland (and beyond), in this time of threatened food security issues, it only makes sense for the property to be permitted to continue this useful role; thus, it should be deemed ALR, and used only for agricultural purposes.

Past years, and the previous year in particular, have made grocery shopping more challenging for all Canadians. During Covid the federal government awarded handouts in the form of financial assistance to many citizens. As we go forward, with food prices only predicted to continue rising, people will likely be looking to government for supportive assistance again.

But rather than adding to the already large federal deficit by offering the temporary solution of subsidies to families for groceries, a better option – offering a long-term solution – would be to invest in the future by seeing to it that this richly productive tract of land be preserved for the purpose of growing food.

Unlike many other commodities, farmland is not something that can be replaced. Once it is gone, that's for ever.

This Commission has the opportunity, on behalf of current and future populations, to protect and preserve this irreplaceable natural resource by declaring it as part of BC's Agricultural Land Reserve.

Yours truly,  
Heidi Greco

[REDACTED]

Surrey, BC, [REDACTED]

[REDACTED]

**From:** [Friends of Hazelmere Campbell Valley www.FHCV.ca](http://www.FHCV.ca)  
**To:** [ALC Referrals ALC:EX](#)  
**Subject:** Support for ALR inclusion for Surrey farms lands on 192nd  
**Date:** January 23, 2023 2:35:41 PM  
**Attachments:** [image.png](#)  
[image.png](#)

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**[EXTERNAL] This email came from an external source. Only open attachments or links that you are expecting from a known sender.**



**Re # 66884 - Support for Inclusion of Surrey lands into the ALR**

**From: - Friends of Hazelmere Campbell Valley**

**Chair Sarah Rush RD.**

**Friends of Hazelmere Campbell Valley** fully support the Agricultural Land Commission's proposal to include the 123.6 ha (~305 acres) of land within the City of Surrey, currently leased to Heppell's into the Provincial Agricultural Land Reserve (ALR).

There are two reasons why this inclusion is not just necessary but critical.

**1. Food security and Self sustainability of the Lower Mainland and British Columbia.**

As far as Agricultural land goes, this is prime, productive farmland.

The population is continuously encouraged to eat fresh local produce to be healthy and age well (saving the government money on health bills) but

**People can only eat local, if local is available.**

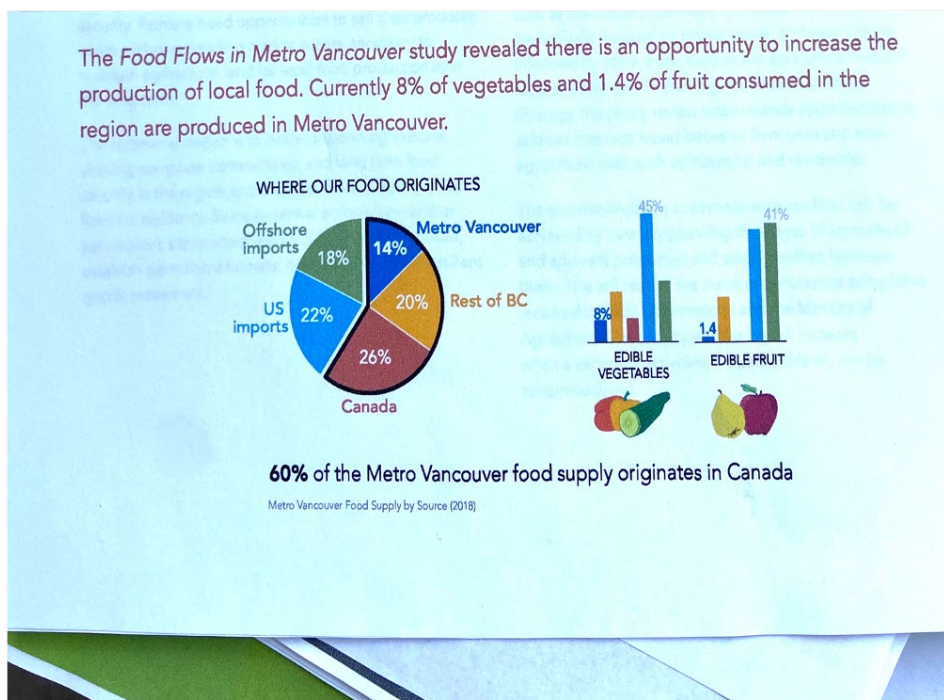
We need to support local food production and consumption because: -

- The fresher the produce the higher the nutrient value, therefore local produce which gets to the shops quicker is healthier.

- Local produce needs fewer or no preservative sprays to keep it fresh on its short journey and therefore is healthier (more links are being found between chemicals, cancer and diseases).
- Local produce is better for the environment, less distance to transport, less gas and therefore less pollution, greenhouse gases and negative climate change effects.
- Local produce supports the local community.

We have the good fortune to have some of the most fertile land and the most temperate climate in Canada here in Surrey, we should not waste the opportunity to be self-sufficient.

Currently the statistics show we are doing a poor job of growing food and protecting our food supply.



**We need to do better.**

Including this valuable farmland in the ALR will show that the government walks the talk as far as increasing food security and keeping us healthy.

**2. This land needs to be kept undeveloped to provide essential natural drainage in this area to prevent flooding in the future.**



It was stated time and time again during the South Campbell Heights development debate 2021/2022, not just by FHCV but by scientists, local farmers, environmentalists and watershed experts that the area, particularly the Little Campbell river and farmland cannot cope with the change in water flows that are occurring in the area as a result of the current Campbell Heights development.

The article in the Vancouver Sun covers the issues well.

<https://vancouversun.com/business/local-business/as-climate-change-wallops-b-c-activists-ask-if-this-the-right-time-for-surrey-to-cut-down-trees>

As a resident of Hazelmere, relying on well water from an Aquifer, I can also testify to the negative impact the Campbell Heights development has already had on the area. The negative effects are without the additional approved 500+ acres in South Campbell Heights.

If this land in question does not end up in the ALR it will ultimately be paved over and its drainage capacity lost. That must not happen. Natural open spaces are important in their own right in mitigating climate change and natural water recharge.

The Little Campbell River, which runs alongside this area to the East, is drier and now completely dries up in summers in parts, threatening the salmon spawning there. Wells in the area have dried up and the water supply to Hazelmere and South Langley farm are threatened. When there are large amounts of rain the river and watershed cannot cope with the surge flows from the storm drains in Campbell Heights resulting in flooding and land damage. This flooding occurs on ALR land in Hazelmere.

This land considered for Inclusion in the ALR provides a large natural drainage area, which if removed and paved over will likely be catastrophic to farming in Hazelmere. No number of drains and planning can mitigate the scale of 1. Loss of natural drainage and 2. The extra unnatural flow of water from the storm drains into the river.

So, not only will there be loss of farmland there will also be further loss of farmland as a result of changes in water flows in the area. A double loss for agriculture in the lower mainland.

This land is critical land for both food production and natural drainage for the larger surrounding area.

The next atmospheric river will be worse.

WE CANNOT KEEP PAVING OVER LARGE AREAS AND NOT EXPECT NEGATIVE CONSEQUENCES.

The best solution is to include the land into the ALR so it can continue to be farmed AND provide the essential natural drainage.

Thank you.

Friends of Hazelmere Campbell valley.

Sarah Rush, Chair.



**From:** [Cassi Sauer](#)  
**To:** [ALC Referrals ALC:EX](#)  
**Subject:** Proposed ALR Inclusion of Federal Lands in the City of Surrey  
**Date:** January 23, 2023 2:30:05 PM

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**[EXTERNAL] This email came from an external source. Only open attachments or links that you are expecting from a known sender.**

To whom it may concern,

I am writing in support of the proposed ALR inclusion of the Federal Lands at 192 St and 36 ave.

As a resident of the Fraser Valley, I believe it is critical this farmland becomes a part of the ALR to preserve our local food supply. This year approximately 70% of BC's domestic potatoes were produced on this land from May till Aug 1. In addition, it produces a majority of the early cabbage, parsnips, squash, carrots. In total this comes to around 30-50 million vegetable servings per year produced! This is some of the best farmland in the lower mainland due to the amendments made over the years to provide good drainage and high-quality soil.

Please protect this parcel of land by placing it in the ALR, to ensure we can continue to have a reliable local food supply.

Sincerely,  
Cassi  
Langley, BC

**From:** [Yada, Rickey](#)  
**To:** [ALC Referrals ALC:EX](#)  
**Cc:** [Smukler, Sean](#); [Lee, Karen \(LFS\)](#); [Tristin Bouwman](#)  
**Subject:** Proposed ALR Inclusion of Federal Lands in the City of Surrey  
**Date:** January 23, 2023 2:27:39 PM

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**[EXTERNAL] This email came from an external source. Only open attachments or links that you are expecting from a known sender.**

Dear Members of the Agricultural Land Commission,

We strongly support protecting the federally owned lands in Surrey – at 192nd and 36th Avenue (~305 acres) – for future agricultural use by including it in the Provincial Agricultural Land Reserve (ALR). Personally, we are elated this chance is now upon us – we can and should take action to preserve this land for agricultural production. This is an opportunity to continue feeding people in Western Canada with products that thrive in B.C.'s growing climate, produced by locally owned businesses, such as Heppell's Potato Corp.

Food security has been top of mind since the pandemic started. A fundamental step towards achieving a food-secure future in B.C. is to start growing food locally. This will help us withstand pandemics, political events and climate change fallout.

We can no longer take for granted that fresh fruit and vegetables can be shipped from California, Florida and Mexico as these regions are experiencing weather extremes more and more often. Last year, we saw unprecedented price increases which made everyday fruit and vegetables out of reach for many families. In the foreseeable future, the countries we rely upon for imports may need to keep their produce to feed their own citizens. Here in B.C., we've seen our own weather catastrophes that have blocked the transport of goods to and from the Lower Mainland. This region under discussion in Surrey is strategically placed, with easy access to the majority of the population in the province should our highways be affected again by a weather event.

At this time, we need to be supporting and expanding our local production. This starts with the protection of our most basic and essential resources our land and soil.

We both represent the municipality of Vancouver.

Sincerely,

Sean Smukler, PhD  
Director, Centre for Sustainable Food Systems  
UBC Farm  
Faculty of Land and Food Systems

Rickey Y. Yada, PhD  
Professor and Dean  
Faculty of Land and Food systems  
University of British Columbia



University of British Columbia

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Rickey Yada, PhD  
Professor and Dean  
Faculty of Land and Food Systems  
The University of British Columbia | Vancouver Campus  
Traditional Ancestral Unceded xʷməθkʷəy̓əm Musqueam Territory  
248-2357 Main Mall | Vancouver BC | V6T1Z4 Canada Phone 604 822 2536  
[REDACTED] | <https://www.landfood.ubc.ca>

**From:** [REDACTED]  
**To:** [ALC Referrals ALC:EX](#)  
**Subject:** ALR and Heppell's Farm Land, Surrey BC  
**Date:** January 23, 2023 2:27:16 PM

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**[EXTERNAL] This email came from an external source. Only open attachments or links that you are expecting from a known sender.**

I am writing today to ask you move the entire parcel of land where Heppell's Farm is operating, located at 3884 192nd Street in Surrey BC, into the ALR and provide a long term lease to a farmer. This parcel of land currently produces a huge amount of produce for the BC market and is vital to Western Canada's food supply: last year this included about 70% of BC's domestic potatoes, as well as cabbage, parsnips, carrots and squash. This is a very important food supply so as to reduce our dependence on produce from California, particularly at a time when California food production is restricted by water shortages. This situation is likely to be exacerbated in future years.

It is of the utmost importance to promote food security and preserve our local food supply by assisting local farmers wherever we can, and encouraging future generations to become farmers. Part of this is by preserving the remaining farmland by moving it to the ALR. If we do not, then we are left with having to import most of our food, transporting it from hundreds or thousands of kilometres away, and relying on food produced in areas outside our control and with competing demands. This very much puts our food sovereignty and supply at risk.

Moving this parcel of property to the ALR will support the following goals in BC:

1. The BC Government's "Grow BC, Feed BC, Buy BC" program.
2. The recommendations to protect farmland by BC's Food Security Task Force.
3. The BC Government's Ministry of Agriculture & Food Service Plan.
4. The BC Government's CleanBC "Roadmap to 2030".
5. Pacific Institute for Climate Solutions' recommendation to reduce BC's reliance on California produced food.

I

In addition, it will also support the following goals by Metro Vancouver and the Government of Canada:

1. Metro Vancouver's commitments to protect farmland and green space.
2. The Government of Canada's commitment to achieving the United Nations Sustainable Development goal of zero hunger and food security by 2030.
3. The federal government's initiative to implement urban parks across Canada.
4. Agriculture Canada's "Food Policy for Canada" which aims to make Canadian food the top choice at home and abroad.

This parcel of land is very important to the sustainability of our food supply, the green agenda, and the future of farming in BC.

Thank you,  
Shelley Roberts



Virus-free [www.avast.com](http://www.avast.com)

**From:** [cath kyle](#)  
**To:** [ALC Referrals ALC:EX](#)  
**Subject:** Reference ALC file 66884 Heppell farm  
**Date:** January 23, 2023 2:26:13 PM

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**[EXTERNAL] This email came from an external source. Only open attachments or links that you are expecting from a known sender.**

Dear Sirs/Mesdames

We are writing to ask that your ALC include the 300 acre farmland on 192nd into the ALR.

We will be very sorry in the future if we pave over our fertile productive land in an already reduced natural soil area. It is important to have arable land near our homes.

Please ensure that these 300 acres are put into the BC ALR.

Thank you,

Cathryn Kyle and family of 4

[REDACTED]

Surrey BC

[REDACTED]

[REDACTED]

[Sent from Yahoo Mail for iPhone](#)



**From:** [Elizabeth Peter](#)  
**To:** [ALC Referrals ALC:EX](#)  
**Subject:** ALC File 66884. Land on 192nd Surrey  
**Date:** January 23, 2023 2:21:55 PM

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**[EXTERNAL] This email came from an external source. Only open attachments or links that you are expecting from a known sender.**

**Attn: Mike Bandy, Agricultural Land Commission, Re ALC file 66884.  
Land on 192nd Surrey**

Friends on the Agricultural Land Commission, Serving the Public Interest:

Like many of our friends and family in White Rock, South Surrey and Langley, we try to make our meals 3/4 vegetables and fruit.

Prices of food have sky-rocketed, impacting especially the very young, the elderly, and the under-employed.

Having arable land near our homes is more important than ever, when a natural or man-made event can cut off food supplies.

Fortunately we have access to Fresh and Local vegetables from the 300 acre Heppell Farm, some of the richest agricultural land in the Lower Mainland.

More and more we are realizing that climate change and increasingly expensive and uncertain transportation are impacting our access to food. To

pave any of this land to enrich a few developers would be unconscionable.

Our family asks you, as members of the Agricultural Land Reserve Commission, to consider the present and future needs of our family as well as yours and your neighbours.

Sincerely,  
Elizabeth Peter

**From:** [Wayne Crossen](#)  
**To:** [ALC Referrals ALC:EX](#)  
**Subject:** Heppell Land -Surrey  
**Date:** January 23, 2023 2:21:12 PM

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**[EXTERNAL] This email came from an external source. Only open attachments or links that you are expecting from a known sender.**

I am absolutely opposed to the removal of this land from the ALR and allowing it to be included within the City of Surrey. This is very important and productive farmland that should remain as such and not transformed into industrial development property. This land sits over the Brookwood Aquifer and it's removal from agricultural status would deprive the extremely vulnerable Brookwood aquifer of an important recharge area and threaten the very existence of the Brookwood Aquifer as a source of potable water for the south Langley Community.

I hope that the ALC will speak out forcibly in support of protecting this and other farmland being gobbled up by the predatory Surrey City Council.

Regards

Marion and Wayne Crossen

[REDACTED]

Langley, B.C.

[REDACTED]

[REDACTED]

[REDACTED]

**From:** [Calvin C](#)  
**To:** [ALC Referrals ALC:EX](#)  
**Subject:** Support for ALR Inclusion of Federal Lands  
**Date:** January 23, 2023 2:18:32 PM

---

**[EXTERNAL] This email came from an external source. Only open attachments or links that you are expecting from a known sender.**

I support the inclusion of the following properties to the ALR:

19233 40 Ave PID 014-120-321  
3948 192 St PID 014-119-129  
3884 192 St PID 014-120-178  
19305 36 Ave PID 014-120-224  
19498 40 Ave PID 014-120-291

**Food security is more important than warehouses.**

In terms of farmland, the lower mainland is landlocked with a limited supply. We should be prudent and protect our arable farmland. Together with population increases and climate warming, volatile prices and runaway inflation will occur. Our ability to produce our own food will be detrimental to our long term sustainability and resiliency to volatile markets.

Best Regards,  
Calvin Chu  
Resident and Farmer, Township of Langley

**From:** [Elizabeth Peter](#)  
**To:** [ALC Referrals ALC:EX](#)  
**Subject:** Re: Reference ALC file 66884. Land on 192nd Surrey.  
**Date:** January 23, 2023 2:14:55 PM

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**[EXTERNAL] This email came from an external source. Only open attachments or links that you are expecting from a known sender.**

Dear Sirs/Mesdames;

Re: Reference ALC file 66884. Land on 192nd Surrey.

I write to you in order to recommend that the Agricultural Land Commission strongly consider the inclusion of the 300 acres of this farmland in agriculture to become ALR lands. Otherwise the alternative will be more industrial sites, that have eroded the local natural ecology with the inefficient buildout and use of industrial zoned sites, in an area of Surrey where A1 lands once dominated.

Thousands of acres of land that was once supportive of the natural ecology, with soil- based agriculture, has been severely reduced in this region with more to come from the recent movement of the Urban Containment Boundary to favour more industrial zoning.

In consideration of all the attention that our local municipality has given to a Coastal Adaptation Strategy one might wonder why our regional governments and others have not seen to protecting our agricultural lands, that aren't at risk from rising oceans (as they are on higher ground than the majority of our ALR lands) as a priority?

Again, I urge you to accept these lands for inclusion into the BC Agricultural Land Reserve.

Thank you for your time and consideration.

Naturally yours,

Elizabeth Peter

Sent from my iPhone



**From:** [April Moi](#)  
**To:** [ALC Referrals ALC:EX](#)  
**Subject:** Written feedback - ALC re Federal Lands in the ALR - January 23, 2023 Public Meeting  
**Date:** January 23, 2023 2:08:01 PM

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**[EXTERNAL] This email came from an external source. Only open attachments or links that you are expecting from a known sender.**

To Whom It May Concern:

I am writing to express my written feedback and strong support to continue to recognize the longstanding agricultural use of the five contiguous properties owned by the Government of Canada (approximately 89 ha (220 acres) of lands currently leased to local agricultural producers for field crop production.

For the past 50 years, the farm has produced some of the earliest crops of 30 to 50 million servings of vegetables each year. These crops are sold in stores and at farmers' markets around the province.

Given the longstanding agricultural use and productivity of the properties, the Government of Canada's consideration of the disposition of the properties that may leave the lands vulnerable to future changes in land use and particularly for industrial use is most concerning.

I support the recommendation that the Commission considers that the lands may be suitable for inclusion in the ALR. The ALR designation would apply a layer of provincial land use legislation (the ALCA and ALR Regulations) to the lands to preserve their availability for current and future agricultural use.

Additionally, along with the coalition of farmers, residents, farmland advocates, and others, I support the following requests:

1) The Federal Government to keep all 300 acres of this parcel in agriculture, forests, and streams - by granting a long-term lease to a local farmer and applying to the Provincial Agricultural Land Commission to include it in the ALR; and,

(2) The City of Surrey to amend its Official Community Plan to prevent the land from conversion to any use other than farming and forest.

Productive farmland is disappearing at an alarming rate all over the world. Food prices are rising quickly due to many factors including, the war in Ukraine, droughts across the globe including in California, and constrained supply chains. Local food security is becoming a top-of-mind topic in BC. In this context, BC's earliest, most reliable farmland should not be sold to be developed into industrial buildings.

Your consideration is appreciated.

Warm regards

April Moi

██████████ Langely BC, ██████████

**From:** [Ange L](#)  
**To:** [ALC Referrals ALC:EX](#)  
**Subject:** Agricultural land: 3884 192 St  
**Date:** January 23, 2023 1:57:47 PM

---

[EXTERNAL] This email came from an external source. Only open attachments or links that you are expecting from a known sender.

Dear agricultural land commission,

The land at 3884 192nd St must be included in the agricultural land reserve.  
This land is vitally important to our local food supply and affordability.  
Please do not allow it to be used for anything other than agriculture.

Angela Martin



Langley BC

**From:** [Elaine Burns](#)  
**To:** [ALC Referrals ALC:EX](#)  
**Cc:** [Andi](#); [Jeenie](#)  
**Subject:** Re: File-66884 in Support of Proposed Inclusion of Federal Land at 192 St and 36 Ave., Surrey, BC in the ALR  
**Date:** January 23, 2023 1:54:41 PM

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**[EXTERNAL] This email came from an external source. Only open attachments or links that you are expecting from a known sender.**

I am in full support of the following properties being included in the ALR

- 19233 40 Ave, Surrey, BC (PID 014-120-321)
- 3948 192 St, Surrey, BC (PID 014-114-129)
- 3884 192 St, Surrey, BC (PID 014-120-178)
- 19305 36 Ave, Surrey, BC (PID 014-120-224)
- 19498 40 Ave, Surrey, BC (PID 014-120-291)

It is imperative to provide adequate food to the population. This land has been enriched and successfully farmed for over 50 years. It must continue to do so to provide for the burgeoning population.

Should there be a need for more commercial construction, it would behoove the Province of BC to choose land with no agricultural merit.

E. Burns

Sent from [Mail](#) for Windows

**From:** [Sarah Rush](#)  
**To:** [ALC Referrals ALC:EX](#)  
**Subject:** Re ALC file 66884. Support for inclusion - Public Hearing Land on 192nd Surrey.  
**Date:** January 23, 2023 1:49:01 PM  
**Attachments:** [ALR inclusion Public Hearing Jan 23rd.pdf](#)

---

**[EXTERNAL] This email came from an external source. Only open attachments or links that you are expecting from a known sender.**

## **Re # 66884 - Support for Inclusion of these Lands into the ALR**

**From: - Sarah Rush M.Sc. RD.**

I fully support the Agricultural Land Commission's proposal to include the 123.6 ha (~305 acres) of land within the City of Surrey, currently leased to Heppell's into the Provincial Agricultural Land Reserve (ALR).

There are two reasons why this inclusion is not just necessary but actually critical.

### **1. Food security and Self sustainability of the Lower Mainland and British Columbia.**

As far as Agricultural land goes, this is about as good as farmland gets.

As a Dietitian I encourage everyone not only to eat more fruits and vegetables, but to eat more local produce. Dietitians of Canada often hold "From the field to the table" presentations.

The reason for our recommendation is simple: the more fruits, vegetables and plant based meals eaten the healthier we are. With health care costs spiralling, any strategies to reduce preventable diseases are high on all level of Government's agendas. This is an easy one – encourage people to eat more locally grown fruits and vegetables and health costs decrease in the long run. HOWEVER, increasing demand for fruits and vegetables requires land available *and* devoted to growing produce. **People can only eat local if local is available.**

Why is local so important? Why not import what we need?

- The fresher the produce the higher the nutrient value, therefore local produce which gets to the shops quicker is healthier. It is available at farmers markets too, often same day.
- Local produce needs fewer or no preservative sprays to keep it fresh on its short journey and therefore is healthier (more links are being found between chemicals, cancer and diseases).
- Local produce is better for the environment, less distance to transport, less gas and therefore less pollution, greenhouse gases and negative climate change effects.
- Local produce supports the local community.
- Standards in other countries have been found lacking many times – for instance E.coli contaminated water is often used to wash produce (Mexico) and often unregulated chemicals can be found on produce from China.



We have the good fortune to have some of the most fertile land and the most temperate climate in Canada here in Surrey, why would we even think about relying on imports in the future?

**Local produce, of course, needs local agricultural land -**

I am so tired of hearing from developers that their A1 or ALR “investment” land is not being farmed right now so it is not needed, or it is such poor quality and will never be good for farming. It is just a feeble excuse to profit. During the South Campbell Heights application that excuse was used and accepted even though the development put surrounding ALR land that IS farmed at risk.

**Just as the ALC approves removal of farmland from the ALR it must also see its duty to add into the ALR land that is currently farmed, highly productive and essential to local food producers when it has the opportunity to do so. It has that opportunity now, here with this land.**

Our need for fresh local produce will go on forever and the demand for food and land to grow the food on will increase each year. What about year 2030, 2040 or 2060? This is not just about today. BC has the biggest population growth in Canada and Surrey is one of the fastest growing areas. We need to plan for, and make allowances for the future.

**2. Natural land for drainage is essential in this area to prevent flooding in the future further South in the Hazelmere farming area.**

As a resident of Hazelmere, relying on well water from an Aquifer, I can testify to the negative impact the Campbell Heights development has already had on the area. And that effect is without the additional approved 500+ acres in South Campbell Heights. If this land does not end up in the ALR it will be paved over and its drainage capacity lost. That must not happen. Natural open spaces are important in their own right in mitigating climate change and irrigating agriculture.

The Little Campbell River, which runs alongside this area to the East, is drier and can completely dry up in summers now, threatening the salmon spawning there. Neighbours’ wells have dried up and the water supply to neighbouring farms is threatened. When there are large amounts of rain the river and watershed cannot cope with the surge flows from the storm drains in Campbell Heights resulting in flooding and land damage. This flooding occurs on ALR land in Hazelmere.

This land considered for Inclusion in the ALR provides a large natural drainage area, which if removed and paved over will, I believe, be catastrophic to farming in Hazelmere. No number of drains and planning can mitigate the scale of 1. Loss of natural drainage and 2. The extra unnatural flow of water from storm drains into the river.

So not only will there be loss of farmland there will also be further loss of farmland as a result of changes in water flows in the area. A double loss for agriculture in the lower mainland. This land is critical land for both food production and natural drainage for the larger surrounding area.

**It is up to the Agricultural land Commission to stand up for the future of locally grown food, our health and keeping produce affordable by preserving productive agricultural land.**

The ability of B.C and Canada to be able to feed itself in years to come lies with every decision the ALC make. ***Please*** let us continue to be able to eat healthy local fresh produce from these fields.

**Place this land in the ALR and make it a win for Food security, Self-sufficiency, Sustainable land practices and safeguard local production for future generations.**

Thank you. Sarah Rush MSc.RD.

Surrey,

Jan 23<sup>rd</sup>, 2023

Jan 23<sup>rd</sup>, 2023

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**Place this land in the ALR and make it a win for Food security, Self-sufficiency, Sustainable land practices and safeguard local production for future generations.**

Thank you. Sarah Rush MSc.RD. [REDACTED]

**From:** [QuickGrow Systems Ltd. Angus Copan](#)  
**To:** [ALC Referrals ALC:EX](#)  
**Cc:** [Rob Copan](#)  
**Subject:** Agricultural Land Commission proposal 123.6 ha (~305 acres) of land within the City of Surrey.  
**Date:** January 23, 2023 1:47:53 PM

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**[EXTERNAL] This email came from an external source. Only open attachments or links that you are expecting from a known sender.**

To: Mike Bandy, ALC Regional Planner, I am very concerned regarding proposal #123.6 and have several points **why this should not happen**.

<https://www.alc.gov.bc.ca/proposed-alr-inclusion-of-federal-lands-in-the-city-of-surrey/>

#1: Currently any ALR land cannot be covered with concrete for any purpose, not even to put a shelter on said land, never mind allowing this fertile agricultural property to be converted to industrial land.

So this proposal would fly in the face of current land use laws.

#2: Food security.

You are well aware of the catastrophic effects of the heavy rain we experienced in late 2021, that mother nature unleashed on the Fraser Valley and beyond.

We were without 30% of food supply.

We need to protect more agricultural land parcels for future generations, long after you and I are involved in our respective jobs. I am incredibly concerned about my Grandchildren's access to locally grown food sources in the future!

#3: Priminster Tredeau has stated we need to use less nutrients on our agricultural lands by 20%, which will potentially reduce the amount of produce Canadians will have available to consume. Hence we need more productive farmland not less.

We have 60 years of fertile land left in Canada, before we deplete the nutrient value of our agricultural land and without creating Carbon, through reconstitutional efforts from Humic and Fulvic acids, we are creating a catastrophic scenario for our populace.

We have been in the Agriculture Supply Chain for over 20 years and we are still not caught up to the demand from farmers for raw materials to grow healthy plants due to Covid, transportation costs and the war in the Ukraine.

We work with Humic and Fulvic manufacturers in Canada ([www.Quadag.com](http://www.Quadag.com)) and Mother Nature has given us the tools to replace Carbon in our lands or create a Biological Brew that is



essential to plant and agricultural success.

So by reducing available farm land does not make any sense to us at all.

**The Copan's have resided in Surrey for 35 years** and have seen a disturbing amount of small and mid size farms converted to non-agriculture land use through residential buildings/projects, commercial and Industrial building developments and a parcel this size could be much better served as a source of food currently and in the future.

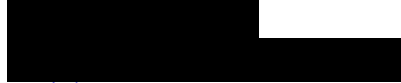
**Please put us on NO side of the ledger for NOT allowing proposal 123.6 to go ahead.**

Respectfully,

**Angus Copan**

**President**

***QuickGrow Systems Ltd.***



[QuickGrowSystems.ca](http://QuickGrowSystems.ca)



**From:** [Andrea](#)  
**To:** [ALC Referrals ALC:EX](#)  
**Subject:** Heppell Farm ALR  
**Date:** January 23, 2023 1:46:24 PM

---

**[EXTERNAL] This email came from an external source. Only open attachments or links that you are expecting from a known sender.**

To Mike Bandy, ALC Regional Planner,

Please add my name to the list of supporters of placing the farmlands, at 192nd and 36th Avenue in Surrey, into the ALR.

The land has been farmed since 1974 by the Heppell family, who have amended the soil over the years to provide good drainage and high quality soil. The location of the land is unique in that it can be planted in February, allowing crops to grow locally and be available to our grocery stores early in the season. It is in a microclimate that allows it to produce vegetables before other land in

Canada. The land is extremely productive, providing 70% of British Columbia's domestic potatoes

from May until August 1st. It also produces the majority of early carrots, parsnips, cabbage, and winter squash. This makes up approximately 50 million vegetable servings each year, feeding our population.

This is all local—so when California has a drought, or transportation is blocked due to floods or fires, this produce is still providing food to our families. Supplying food locally also reduces greenhouse gases produced by transportation from those distant locations. It is really important that we are able to have a reliable supply of local produce. We can't assume that another country, or other areas of our province, will grow and supply our food, in this time of changing temperatures and rainfall.

This farmland is essential for our food supply.

We cannot rely on the local Surrey City Council or Metro Vancouver to keep this farmland agricultural, even if it is rezoned to "Agricultural". This local zoning can be quickly at the whim of the local council and developers, as recently occurred in nearby South Campbell Heights last year.

Please protect it by placing it in the ALR, so future generations can continue to have a reliable food supply.

Thank you,  
Andrea Burns

**From:** [Sharon Shniad](#)  
**To:** [ALC Referrals ALC:EX](#)  
**Cc:** [surreyforfuture@gmail.com](mailto:surreyforfuture@gmail.com)  
**Subject:** Heppell Farm  
**Date:** January 23, 2023 1:33:35 PM

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**[EXTERNAL] This email came from an external source. Only open attachments or links that you are expecting from a known sender.**

Dear Commissioners,

I have resided in Surrey since 1974. I wish to join other residents, particularly the Surrey For Future organization, in appealing to the ALR commission to work with the Federal government to acquire the Heppell Farm lands in South Surrey for inclusion in the BC Agricultural Land Reserve. Over the years I have watched a number of dubious uses of properties in the ALR. But this one would be exactly what the ALR was designed to do: provide food security for the lower mainland and province and provide the environmental and species protection afforded by lands not paved over and built upon.

As California becomes less and less reliable as a source of our fresh produce due to yearly floods, drought, and fires, local sources of fruit and vegetables become absolutely critical to food security.

I join with others in encouraging you to proceed with working with the Federal government to secure the Heppell Farm property for the ALR.

Yours truly,  
Sharon Shniad



Surrey, BC

**From:** [Stephanie Diamond](#)  
**To:** [ALC Referrals ALC:EX](#)  
**Cc:** [Stephanie Diamond](#)  
**Subject:** Inclusion of Cloverdale Federal farmland into ALR  
**Date:** January 23, 2023 1:05:33 PM

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**[EXTERNAL] This email came from an external source. Only open attachments or links that you are expecting from a known sender.**

We are very concerned about the threat to our farmland being used for industrial purposes. Please allow our produce to be local and from our farmland.

We have seen our farmland has been cut down throughout the years. We are very concerned.

Regards,  
Stephanie Diamond

**From:** [Rod Downing](#)  
**To:** [ALC Referrals ALC:EX](#)  
**Subject:** Heppell Farm, Surrey, BC Must remain farmland  
**Date:** January 23, 2023 12:58:49 PM

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**[EXTERNAL] This email came from an external source. Only open attachments or links that you are expecting from a known sender.**

To Whom It May Concern:

I have lived in Surrey, BC for almost 30 years and in the greater Vancouver area for a total of 46 years. I understand that:

“Acting under section 17(1) of the [Agricultural Land Commission Act](#) (ALCA), the Agricultural Land Commission is initiating a proposal to include 123.6 ha (~305 acres) of land within the City of Surrey into the Provincial Agricultural Land Reserve.”

URL: <https://www.alc.gov.bc.ca/proposed-alr-inclusion-of-federal-lands-in-the-city-of-surrey/>

I stand strongly in favour of ensuring this land known as the Heppell Farmland, remain as farmland, protected by the Provincial Agricultural Land Reserve. My interest in the land echoes that of Surrey Councilor Linda Annis:

“It produces some of the earliest vegetable (crops) – not just for Western Canada but for all of Canada ... there’s between 30 to 50 million vegetable servings that come from that one property alone and that’s enough to feed Metro Vancouver residents for 2-3 weeks.”

URL: <https://www.peacearchnews.com/news/south-surrey-farmer-hopes-upcoming-public-hearing-will-help-protect-land-from-development/>

When our area was cut off from the rest of Canada due to the Abbotsford floods, this incredibly productive farmland supplied much of our produce. It would be a tragic loss of farmland, should be no longer be protected and end up for business and/or other land development.

Sincerely,  
Rod Downing

■■■ ■■■ ■■■

Surrey, BC

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**From:** [Michele Partridge](#)  
**To:** [ALC Referrals ALC:EX](#)  
**Subject:** In support  
**Date:** January 23, 2023 12:43:23 PM  
**Attachments:** [Outlook-mizvtjoc.png](#)

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**[EXTERNAL]** This email came from an external source. Only open attachments or links that you are expecting from a known sender.

To **Agricultural Land Commission, Attn: Mike Bandy**

[https://www.alc.gov.bc.ca/proposed-alr-inclusion-of-federal-lands-in-the-city-of-surrey/?fbclid=IwAR0DJRZB3Lv0lv9a-12vFyly91N\\_n2K\\_JCCsto9nQWTIXbCWJmwEtiOlpuTU&mibextid=Zxz2cZ](https://www.alc.gov.bc.ca/proposed-alr-inclusion-of-federal-lands-in-the-city-of-surrey/?fbclid=IwAR0DJRZB3Lv0lv9a-12vFyly91N_n2K_JCCsto9nQWTIXbCWJmwEtiOlpuTU&mibextid=Zxz2cZ)

I am writing to you in support of the inclusion of **Proposed ALR Inclusion of Federal Lands in the City of Surrey** to the ALR to ensure it is kept safe from development. With climate change, droughts, and flooding it is critical that we protect this valuable local farmland to ensure the residents of White Rock and B.C. have local produce.

Thank you,  
Michele Partridge

---

**Michele Partridge**

White Rock City Councillor  
Cell: 778-222-4992  
[mpartridge@whiterockcity.ca](mailto:mpartridge@whiterockcity.ca)  
15322 Buena Vista Avenue, White Rock, BC V4B 1Y6  
Tel: 604.541.2100 | [www.whiterockcity.ca](http://www.whiterockcity.ca)



**From:** [Elaine Cheung](#)  
**To:** [ALC Referrals ALC:EX](#)  
**Subject:** Inclusion of land into ALR  
**Date:** January 23, 2023 12:31:39 PM

---

**[EXTERNAL] This email came from an external source. Only open attachments or links that you are expecting from a known sender.**

Dear Sir/madam,

I am writing to inform you of my support of:

Acting under section 17(1) of the [Agricultural Land Commission Act](#) (ALCA), the Agricultural Land Commission is initiating a proposal to include 123.6 ha (~305 acres) of land within the City of Surrey into the Provincial Agricultural Land Reserve.

Kind Regards,

Elaine Cheung

[REDACTED] White Rock, BC, [REDACTED]  
[REDACTED]  
[REDACTED]

**From:** [Prabawati, Endang \[FH\]](#) on behalf of [Zbar, Ariella \[FH\]](#)  
**To:** [ALC Referrals ALC:EX](#)  
**Cc:** [Zbar, Ariella \[FH\]](#); [Newhouse, Emily \[FH\]](#)  
**Subject:** January 23 Public hearing – attention Mike Bandy  
**Date:** January 23, 2023 12:16:44 PM  
**Attachments:** [ALR support letter - FHA.pdf](#)

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**[EXTERNAL]** This email came from an external source. Only open attachments or links that you are expecting from a known sender.

**To : Mike Bandy, ALC Regional Planner, Agricultural Land Commission**

Please see attached our written submission for January 23<sup>rd</sup> Public Hearing.

Sincerely,

Dr. Ariella Zbar MD, CCFP, MPH, MBA, FRCPC

**Medical Health Officer for Surrey  
Fraser Health Authority**

Emily Newhouse MD, CM, MPH, FRCPC

**Medical Health Officer for Delta, Langley, and White Rock  
Fraser Health Authority**



Better health.  
Best in health care.

January 23<sup>rd</sup>, 2023

Agricultural Land Commission, Attn: Mike Bandy  
201-4940 Canada Way  
Burnaby, BC, V5G 4K6

Dear Mike Bandy,

Re: Proposed ALR Inclusion of Federal Lands in the City of Surrey ALC File: 66884

On behalf of Fraser Health Authority, we are writing in support of including the properties located in the Campbell Heights area of the City of Surrey, bounded by 192 St (west), 32 Ave (south), and the Township of Langley municipal boundary (east) in the provincial Agriculture Land Reserve (ALR).

Healthy Food Systems, a pillar of Healthy Built Environments, supports equitable access to and availability of food options.<sup>1</sup> As we navigate the impacts of climate change and rising food prices, the importance of building and maintaining local capacity for food production is becoming more pronounced. Local food systems contribute to food self-reliance, climate adaptation, and strengthen the local economy.<sup>2</sup> The properties produce millions of servings of vegetables annually, which supports access to and availability of fresh, local produce.

The inclusion of these federal properties in the City of Surrey into the Provincial ALR would be indicative of land use planning and community design that prioritizes retaining agricultural capacity and would provide opportunities for increased local agriculture and amenities such as farmers' markets.<sup>3</sup> Local agriculture can increase the availability of local produce that can be distributed to stores, farmers' markets and vegetable stands. Enabling citizens to live within walking distance of nutritious food has shown to improve diet quality.<sup>1</sup> Other benefits of access to healthy food options include improved overall health for all citizens.

The inclusion of these properties into the ALR would have the co-benefits of climate change mitigation and preservation of green spaces within the city. Peri-urban agriculture can also support carbon sequestration as well as increase biodiversity<sup>4</sup>. There is strong evidence to suggest that the experience of being in and viewing green spaces has significant physical and mental benefits, including a reduction in stress, depression, and chronic disease, as well as improved concentration, cognitive functioning and social well-being.<sup>1</sup> Early evidence also suggests a positive relationship between the presence of nature/biodiversity and lower rates of cancer and autoimmune disease.<sup>1</sup>

Preserving green spaces in the city and expanding the use of vegetation across the landscape, can also mitigate the urban heat island effect. In urbanizing areas, the cooling effects of vegetation through agriculture, parks, and bodies of water, can be significant.<sup>1</sup>





Better health.  
Best in health care.

For example, decreased ambient air temperature is strongly connected to lower levels of heat-related mortality and morbidity.<sup>1</sup> Given the planned densification of residential and commercial uses in the surrounding neighbourhoods of these properties, this is an important benefit of inclusion in the ALR.

Agriculture provides the major source of food that supports British Columbians in meeting the recommendations outlined in *Canada's Food Guide*.<sup>5</sup> Fraser Health recognizes the importance of supporting local food production and building resiliency to ensure ongoing food security and food system sustainability. In the lower mainland, protection of the ALR from development pressure will be key to preserving local food production capacity.<sup>6</sup> Local food production has economic, environmental, social and health benefits: food access and availability, supporting biodiversity<sup>7</sup>, income generation, skill building and community development.<sup>4</sup>

Preserving these properties for ongoing agricultural use aligns with the City of Surrey's interest in protecting land for agricultural use<sup>8</sup>, and the Metro Vancouver Regional Food System Action Plan "Goal 1: to increase capacity to produce food close to Home; Strategy: 1.1 Protect agricultural land for food production".<sup>9</sup> Food self-sufficiency in BC is increasingly important as extreme weather will affect production in California and elsewhere. In 2018, 70% of Metro Vancouver's supply of vegetables was imported.<sup>10</sup>

In summary, Fraser Health Authority supports the inclusion of these properties in the Agriculture Land Reserve.

Sincerely,

**Emily Newhouse MD, CM, MPH, FRCPC**  
Medical Health Officer  
Delta, Langley, and White Rock

**Ariella Zbar MD, CCFP, MPH, MBA, FRCPC**  
Medical Health Officer  
Surrey





References:

1. Provincial Health Services Authority (PHSA) 2018. [Healthy Built Environment Linkages Toolkit](#).
2. Mullinix et al., 2016. The Future of our Food System: Report on the Southwest BC Bioregion Food System Design Project.
3. Smart Growth BC (2009). Creating Healthy Communities. [http://bchealthycommunities.ca/wp-content/uploads/2020/04/Creating\\_Healthy\\_Communities\\_Guide\\_Smart\\_Growth\\_BC2009.pdf](http://bchealthycommunities.ca/wp-content/uploads/2020/04/Creating_Healthy_Communities_Guide_Smart_Growth_BC2009.pdf)
4. Public Health Ontario. 2020. Evidence Brief: Municipal and Community-level Interventions to Promote Sustainable Food Systems. July, 2020.
5. Provincial Health Services Authority (PHSA). (2016). Agriculture's Connection to Health: A summary of the evidence relevant to British Columbia. Vancouver, B.C.: Provincial Health Services Authority, Population and Public Health Program.
6. Fraser Health Authority (FHA) 2021. Food Security Action Plan. Internal document.
7. Topley, A. Urban Foodlands Case Studies of Kamloops, Vancouver and Victoria: Provincial Report. April 29, 2021.
8. City of Surrey, 12 July 2022. Media Release: Surrey Council directs staff to assess, preserve agricultural land for food security.
9. Metro Vancouver 2016. Regional Food System Action Plan
10. Davies Transportation Consulting, Inc. 2020. Food Flows in Metro Vancouver Final Report. April 30, 2020

**From:** [Angela Weber](#)  
**To:** [ALC Referrals ALC:EX](#)  
**Subject:** Farmland at 3884 192nd Street, Surrey, BC  
**Date:** January 23, 2023 12:10:10 PM

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[EXTERNAL] This email came from an external source. Only open attachments or links that you are expecting from a known sender.

To all those in charge of making decisions regarding this piece of arable land.

It is imperative that we do not allow the loss of any further farmland (or forests) in Langley, in British Columbia, in Canada, or in the world! The Agriculture Land Reserve was created by forward thinking individuals long before the population of the planet grew to its now massive number. The world's human population continues to grow rapidly, and at the same time, our climate has become unpredictable and extreme. To allow the loss of farmland truly is unethical, harmful, destructive, and short-sighted.

Farmers should also now be encouraged to maintain the mature trees/forests and wetlands on their land. So much research has been done in recent years to show the crucial role trees, forests, and marshes play in controlling and slowly reversing climate change.

I hope you go down in history as the forward thinking, caring, intelligent, group of individuals who made the decision to protect the future of food security for our current residents as well as their children, grandchildren, and beyond.

Do the right thing!

SAVE OUR FARMLAND AND FORESTS!

Angela Weber  
Langley, BC

Sent from my iPhone

**From:** [Harrison Rush](#)  
**To:** [ALC Referrals ALC:EX](#)  
**Subject:** Reference No. 66884 - ALR Inclusion Surrey Near 192nd  
**Date:** January 23, 2023 12:00:13 PM

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**[EXTERNAL] This email came from an external source. Only open attachments or links that you are expecting from a known sender.**

Public Hearing: January 23rd, KPU Langley

**I support the including of this lands into ALR**

It is very important to me and future generations that we preserve the ability to eat food that has been locally grown. As some of the best agricultural land in BC, this area should be reserved so that we have the right to grow locally in the future.

With farmland being excluded from the ALR due to a "Poor Quality" condition appraisal, the ALC has a responsibility to **ensure high quality farmland is included in the ALR** when the opportunity arises,

Thank you,

Harrison Rush, EIT

**From:** [REDACTED]  
**To:** [ALC Referrals ALC:EX](#)  
**Subject:** Include Surrey Federal Lands in the Agricultural Land Reserve; ALC file 66884  
**Date:** January 23, 2023 11:39:22 AM

---

**[EXTERNAL] This email came from an external source. Only open attachments or links that you are expecting from a known sender.**

To the Commissioners:

I support the proposal “to include 123.6 ha (~305 acres) of land within the City of Surrey into the Provincial Agricultural Land Reserve” (<https://www.alc.gov.bc.ca/proposed-alr-inclusion-of-federal-lands-in-the-city-of-surrey/>).

For decades I’ve lived adjacent to this agricultural land and witnessed firsthand its constant and efficient use, while also appreciating the forest and Anderson Creek habitat.

The extensive industrial, business and residential development in this area must be balanced with preservation of natural habitat and agriculture, especially these specific parcels of exceptionally productive farmland yielding between 30 and 50 million vegetable servings annually, according to those who for generations have farmed this land (see <https://www.cbc.ca/news/canada/british-columbia/campbell-heights-farmers-1.6482106>).

Recent spikes in food prices and recent supply-chain disruptions make clear that local agriculture is increasingly important for the entire province. It’s vital to act now.

Please confirm these land parcels as part of the Provincial Agricultural Land Reserve, to benefit current and future generations.

Christine Liotta  
Langley, B.C.

**From:** [Shaughn Smith](#)  
**To:** [ALC Referrals ALC:EX](#)  
**Subject:** Inclusion of Cloverdale Federal farmland into ALR  
**Date:** January 23, 2023 11:33:19 AM

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[EXTERNAL] This email came from an external source. Only open attachments or links that you are expecting from a known sender.

We depend on this farmland to support our local food supply. I agree it must be reserved for agricultural use.

Shaughn Smith



**From:** [Hannah Bar-Yoseph](#)  
**To:** [ALC Referrals ALC:EX](#); [mayor@surrey.ca](#); [mandeep.nagra@surrey.ca](#); [mike.bose@surrey.ca](#); [doug.elford@surrey.ca](#); [ghepner@surrey.ca](#); [linda.annis@surrey.ca](#); [Rob.stutt@surrey.ca](#); [pardeep.kooner@surrey.ca](#); [harry.bains@surrey.ca](#); [Helena.Jaczek@parl.gc.ca](#); [francois-philippe.champagne@parl.gc.ca](#); [justin.trudeau@parl.gc.ca](#); [Marie-Claude.Bibeau@parl.gc.ca](#)  
**Subject:** URGENT: Protect Surrey Farmlands  
**Date:** January 23, 2023 11:24:29 AM

---

**[EXTERNAL] This email came from an external source. Only open attachments or links that you are expecting from a known sender.**

## **Re: Disposal of Federal lands risks food supply disruptions in Surrey, BC**

I am writing to you to make you aware of a threat to British Columbia's domestic food supply and green economy.

Federally owned farmlands, vital to Western Canada's domestic summer vegetable supply are being disposed of by PSPC, risking disruption to the summer food supply in Western Canada. The issue has recently been presented to Parliament in the form of a House of Commons Petition (E-4128) by MP John Aldag. I understand that the Government of Canada will respond to the petition during the next weeks. I am writing to you as a grower of produce on the farmlands to provide background information on the situation.

### **The unique parcel of farmland is vital to Western Canada's domestic food supply.**

The farmland produces much of Western Canada's first field vegetable production each year. This year the parcel produced approximately 70% of BC's domestic potato supply from May till Aug 1. In addition, it produced the majority of early carrots, cabbage, parsnips and much of the earliest winter squash. Each year the parcel produces 30-50 million vegetable servings - enough for a serving for every Metro Vancouverite for 2-3 weeks.

Due to its micro-climate, hilltop location and unique drainage, the farmland produces vegetables before other land in Canada. The land is so unique that potatoes can be planted in February and carrots can be harvested as late as December. No other farmland contributes so much to BC's domestic field produce supply from May to the beginning of August as this 220-acre parcel does.

### **Public Services and Procurement is currently in the process of disposing of the farmlands.**

This parcel, located at 3884 192nd Street has been managed for years by Ministry of Innovation Science and Economic Development (ISED). ISED declared the land to be surplus to its needs and the Parcel is in the process of being disposed of. Disposal of the farmland makes it extremely vulnerable to being lost from food production which has significant implications for the domestic field vegetable supply.

The land has been owned by the Federal Government since the 1940s having been used as a communications facility. In 1974, Heppells Potato Corp began investing in the sandy land and through regenerative agriculture methods, building to soil into its current highly productive state.

The federal government still appears committed to disposing the farmland. Our understanding is that Public Services & Procurement Canada (PSPC) is about to solicit Expressions of Interest from federal departments, Crown corporations, provinces, municipalities and Indigenous groups before offering the land for sale to the public.

**Protecting the land is in the public interest:**

The land plays a core role in the domestic food supply due to capacity to produce early crops reliably. This impacts overall market access for the domestic supply and the regions resiliency to food crises.

*Food supply chain continuity and market access:*

BC has a vibrant domestic produce supply that feeds a substantial minority of BC's produce demand. Since, the province does rely heavily on produce imports from drought-stricken California. Maintaining market access for domestic producers requires continuity of supply for retailers and wholesalers. The at-risk farmland plays a critical role in supply continuity. When other fields in BC begin to produce, they cannot reliably be harvested after rainfall. At such times, retailers rely on the Federal lands with its superb drainage to keep their shelves stocked. A continuous domestic supply is vital both for a healthy population and helps lessen and stabilize food prices.

*Climate change mitigation and adaptation:*

California's produce travels 1000's of kilometers with all the associated greenhouse gas emissions. As climate change induced droughts and water restrictions intensify, California's export capacity is being squeezed. Meanwhile, extreme weather events in the last two years have exposed BC's vulnerability to highway closures and flooding of key agricultural areas. The land in question is not in a flood zone and is extremely resilient to extreme weather events.

In addition, the land is centrally located for serving the Metro-Vancouver market allowing deliveries to be made regardless of trade issues and highway closures.

**There is substantial public interest in protecting the land:**

Millions have learned about the risk losing this land poses on Social Media. **70,000** people have signed a petition at [Change.org/savethefarmland](https://change.org/savethefarmland) asking that the land be protected for farming.

There has been considerable media interest in protecting the lands:

CBC News <https://www.cbc.ca/news/canada/british-columbia/campbell-heights-farmers-1.6482106> and

CBC - TV <https://www.youtube.com/watch?v=A1oFPwYl2mo>.

CBC radio: <https://www.cbc.ca/listen/live-radio/1-46/clip/15920576>

Global News: <https://globalnews.ca/news/8934598/surrey-farmers-protect-farmland-from-sale/>

Front page of The

Province <https://epaper.theprovince.com/article/281543704595269>

<https://www.timescolonist.com/local-news/surrey-field-produces-millions-of-vegetables-for-bc-but-could-be-paved-over-for-warehouses-5496337>

Can you help build a healthier, more resilient future by helping to protect this land?

**The following measures could protect the land:**

*1) placing a covenant on the land excluding its use from anything other than domestic food production.*

*2) foregoing the farmland's disposal*

*3) granting a long-term lease to a local farmer*

*4) by apply to include the farmland into BC's Agricultural Land Reserve and*

We would be delighted to show you the land and assist you with information relevant to the issue.

Sincerely,

Hannah Bar-Yoseph

**From:** [Michael Selby](#)  
**To:** [ALC Referrals ALC:EX](#)  
**Subject:** Support for inclusion of 192th street farm  
**Date:** January 23, 2023 11:14:23 AM

---

**[EXTERNAL] This email came from an external source. Only open attachments or links that you are expecting from a known sender.**

Hello,

I'm writing this to provide my support for including the 192th street farm in Surrey to be added to the ALR.

Food security is vitally important to our health as a province and nation and when we are presented an opportunity to protect such important farmland we must act.

I grew up across the road from this farm and personally enjoyed many vegetables on our table from this farm. It is a very unique and abundant farm and it must be preserved.

I currently live in Cumberland, BC on Vancouver Island.

Sincerely,

Michael Selby

**From:** [Pam Kemp](#)  
**To:** [ALC Referrals ALC:EX](#)  
**Subject:** Hemple Farms  
**Date:** January 23, 2023 11:13:57 AM

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**[EXTERNAL] This email came from an external source. Only open attachments or links that you are expecting from a known sender.**

We have walked the area of 196/192 and north of 36 for the past 20 years and it needs to stay a farm. The city of surrey has already cut down trees and maximized their commercial space in the area. There are many vacant commercial areas still to be rented and built and what is needed is the farm to grow food for our community. Farming is vital to the community and needs to be prioritized.

Thanks,  
Pam Kemp



**From:** [Mark Dalton](#)  
**To:** [ALC Referrals ALC:EX](#)  
**Subject:** ALC File 66884 Land on 192nd Surrey  
**Date:** January 23, 2023 11:12:36 AM

---

**[EXTERNAL] This email came from an external source. Only open attachments or links that you are expecting from a known sender.**

Hello,

I am writing to ask that this parcel of land be included in the Provincial Agricultural Land Reserve.

Thank you  
Mark Dalton

Surrey, 

**From:** [Michelle Azar](#)  
**To:** [ALC Referrals ALC:EX](#)  
**Subject:** Inclusion of Cloverdale Federal farmland into ALR  
**Date:** January 23, 2023 11:05:53 AM

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**[EXTERNAL] This email came from an external source. Only open attachments or links that you are expecting from a known sender.**

HOUSING UNAFFORDABLE, DON'T MAKE FOOD UNAFFORDABLE FOR CANADIANS TOO.

DO YOUR DUTY AND PROTECT THIS LAND FOR ALL OF THESE REASONS!

- The 300-acre parcel consists of 220 acres in potatoes, carrots, cabbage and squash, and 80 acres in forests and streams.
- The farmland is exceptionally sandy, well-drained, enjoys its own unique microclimate. This allows for early crops production. Western Canada's earliest potatoes, carrots and cabbage have been produced from the land for decades.
- From May to early July, 25-50% of BC's local potatoes, carrots, cabbage come from this one parcel alone (depending on the crop and year).
- An estimated 30 and 50 million servings of fresh, nutritious vegetables are produced annually. Enough for one serving for every Metro Vancouverite for 2-3 weeks.
- Retailers, farmers markets, restaurants and foodbanks across the province depend on this produce. By July, the produce reaches all Western Canada.
- Due to its ability to produce crops so early, food from this parcel directly displaces foreign imports from the United States and Mexico.
- This parcel is at the core of BC's food supply from May to early July. No other parcel produces so much of BC's local field vegetable supply at this time of year.

Signed,

A very concerned Canadian.  
Michelle Azar

**From:** [Cheryl Wiens](#)  
**To:** [ALC Referrals ALC:EX](#)  
**Subject:** ALR Inclusion of Surrey Farmland  
**Date:** January 23, 2023 10:56:34 AM

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**[EXTERNAL] This email came from an external source. Only open attachments or links that you are expecting from a known sender.**

To whom it may concern,

I am in support of placing the farmlands, at 192nd and 36th Avenue in Surrey, into the ALR.

The land has been farmed since 1974 by the Heppell family, who have amended the soil over the years to provide good drainage and high quality soil. The location of the land is unique in that it can be planted in February, allowing crops to grow locally and be available to our grocery stores early in the season. It is in a microclimate that allows it to produce vegetables before other land in Canada. The land is extremely productive, providing 70% of British Columbia's domestic potatoes from May until August 1st. It also produces the majority of early carrots, parsnips, cabbage, and winter squash. This makes up approximately 50 million vegetable servings each year, feeding our population.

This is all local—so when California has a drought, or transportation is blocked due to floods or fires, this produce is still providing food to our families. Supplying food locally also reduces greenhouse gases produced by transportation from those distant locations. It is really important that we are able to have a reliable supply of local produce. We can't assume that another country, or other areas of our province, will grow and supply our food, in this time of changing temperatures and rainfall.

This farmland is essential for our food supply.

We cannot rely on the local Surrey City Council or Metro Vancouver to keep this farmland agricultural, even if it is rezoned to "Agricultural". This local zoning can be quickly at the whim of the local council and developers, as recently occurred in nearby South Campbell Heights last year.

Please protect it by placing it in the ALR, so future generations can continue to have a reliable food supply.

Thank you.

Regards,  
Cheryl Wiens  
Langley, BC

**From:** [S Thomas](#)  
**To:** [ALC Referrals ALC:EX](#)  
**Subject:** Proposal to include Heppell farmland in the ALR  
**Date:** January 23, 2023 10:51:51 AM

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**[EXTERNAL] This email came from an external source. Only open attachments or links that you are expecting from a known sender.**

I am in favour of including the Heppell farmland in Surrey in the ALR. The value of farmland, in the Fraser Valley, for continued food security and for the regional economy should be given the highest consideration.

Langley, B.C.

Sincerely

S. Thomas

**From:** [Kathleen Forget](#)  
**To:** [ALC Referrals ALC:EX](#)  
**Subject:** Inclusion of Cloverdale Federal farmland into ALR  
**Date:** January 23, 2023 10:48:50 AM

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[EXTERNAL] This email came from an external source. Only open attachments or links that you are expecting from a known sender.

I want the Cloverdale Federal farmland to keep growing food and I want it to be permanently protected as farmland. Please consider helping to rezoning it and get it included into the Agricultural Land Reserve.

Kathleen Forget



Sent from my iPhone

**From:** [Susan Kydd](#)  
**To:** [ALC Referrals ALC:EX](#)  
**Subject:** Federal Land 196th Street and 36th Avenue  
**Date:** January 23, 2023 9:48:51 AM

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**[EXTERNAL] This email came from an external source. Only open attachments or links that you are expecting from a known sender.**

As long time residents of the neighbourhood near the Federal Land, located at 196th Street and north of 36th Avenue, we are writing to encourage you to protect this valuable farmland and woodland area within the Agricultural Land Reserve.

We purchased our current address, [REDACTED] Langley in the Spring of 1985. We took up residence on May 4, our oldest child's 3rd birthday, Our second child was 6 months old. As then 30 year olds, our plan was to make this our forever family home, and that is what we have done. We are now retired seniors, remaining committed to this neighbourhood and to its well being; we live exactly two houses east of the Surrey Border.

One of the reasons we were drawn to this area was the quiet neighbourhood, and the proximity to the farmland and the woodland. Over the decades we have watched the farm workers plow (starting in February!) plant, tend and harvest many crops each season. This is a phenomenal field, producing tremendous food sources and employment for our population. Our farmers need support, protection and encouragement if Canada is to be a food sustainable country.

As well the woodlands is an ecosystem in itself, with a variety of trees, undergrowth and a creek. Surrey and Langley already have many wonderful parks, but these undeveloped woodlands provide a different sort of habitat for a multitude of birds, raccoons, coyotes, squirrels, and the occasional deer is spotted. The creek is fish bearing, and flows year round. As our area becomes more developed we must protect the green spaces or they will be forever paved and lost as habitat for wildlife.

Again, we strongly encourage you to protect this farmland and woodland as an important part of Surrey for the generations to come, and would be very pleased to speak with you if you so request..

Sincerely and with respect,  
Kevin and Sue Kydd

[REDACTED]  
Langley, BC  
[REDACTED]



**From:** [Rachel Tee](#)  
**To:** [ALC Referrals ALC:EX](#)  
**Subject:** Heppells Farmland  
**Date:** January 23, 2023 9:27:05 AM

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**[EXTERNAL] This email came from an external source. Only open attachments or links that you are expecting from a known sender.**

To whom it may concern,

I am writing this email in hopes that you will understand the absolute necessity that this parcel of land is for all people residing in the lower mainland.

Grocery prices have already been at an all-time high and young families such as mine are already struggling as it is, rezoning this land would be detrimental for the future of BC. We must protect this land at all costs.

Thank you,

Rachel Tee

Sent from [Outlook for iOS](#)

**From:** [Angela Wilson](#)  
**To:** [ALC Referrals ALC:EX](#)  
**Subject:** Save the Agricultural Land 192nd & 36th  
**Date:** January 23, 2023 9:20:50 AM

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**[EXTERNAL] This email came from an external source. Only open attachments or links that you are expecting from a known sender.**

Hello,

I am unable to attend the hearing for the rezoning of Agricultural Land around 192<sup>nd</sup> and 36<sup>th</sup> Ave in Langley.

But I adamantly appose to the rezoning as that area is a MAJOR Food Source for our community and further.

Please do NOT Rezone the land!

Thank you,  
Angela Wilson

 Langley



**From:** [Ben Sheftel](#)  
**To:** [ALC Referrals ALC:EX](#)  
**Subject:** South Surrey/Heppell Farm Hearing  
**Date:** January 23, 2023 9:06:21 AM

---

**[EXTERNAL] This email came from an external source. Only open attachments or links that you are expecting from a known sender.**

Hi,

I want to emphatically state that I believe that the farmland currently being considered for ALR inclusion in South Surrey (Heppell farm) **should be designated as ALR land**. It is a key, highly productive section of land which has far more value as farmland than industrial land and for the sake of BC's economic and environmental future, it should remain that way.

Thank you,  
Ben Sheftel  
South Surrey NDP Representative to the Standing Committee on the Economy and Environment

**From:** [Hotmai](#)  
**To:** [ALC Referrals ALC:EX](#)  
**Subject:** Fwd: Federal lands inclusion in the ALR  
**Date:** January 23, 2023 9:01:48 AM

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[EXTERNAL] This email came from an external source. Only open attachments or links that you are expecting from a known sender.

>

> I strongly support the inclusion of the parcel of federal land on 192 st between 44th and 36th avenues in the ALR. This parcel of land is productive agricultural land and should be retained as such. The adjacent lands now occupied by industrial and residential uses demonstrate the fate of agriculturally productive land that is not protected by inclusion in the ALR. Thank you, Dr. Joanne Weetman, B.Sc., D.M.V.

> Sent from my iPhone

**From:** [Robin Vainionpaa](#)  
**To:** [ALC Referrals ALC:EX](#)  
**Subject:** Proposed ALR Inclusion of Federal Lands in the City of Surrey  
**Date:** January 23, 2023 8:54:17 AM

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**[EXTERNAL] This email came from an external source. Only open attachments or links that you are expecting from a known sender.**

Dear Mr. Bandy,

I am writing this email to you on behalf of my wife and myself. We wish to register our support for the inclusion of the subject property on 192 St. into the ALR as we are unable to attend the Public Hearing. We have lived on 191A St. in Surrey for 37 years and most likely have enjoyed the produce off those fields for all of those years. We also have enjoyed driving by the property and watching the crops grow from planting to harvest.

In these times of increasing food shortages and rising prices, it would seem to be a tragedy to lose this valuable piece of high food producing property. We are aware of the high demand for warehouse space in the area, but as hungry as the developers are for the land to build on, people are hungrier for the food that the land produces.

If we continue to give up food producing land in favor of development, with the increasing population, we will increasingly need to import our food from other areas. As we saw with the pandemic, any disruption in the chain causes panic, shortages and increased prices. With that in mind, we should be doing as much as possible to retain as much high food production land as possible. And records show that this piece of land is very high producing and its harvests are much earlier than other farms in the valley.

Respectfully submitted for your consideration,

Robin and Jari Vainionpaa  
[REDACTED]  
Surrey

**From:** [Parmis ghashghaee](#)  
**To:** [ALC Referrals ALC:EX](#)  
**Subject:** Inclusion of Cloverdale Federal farmland into ALR  
**Date:** January 23, 2023 8:29:34 AM

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[EXTERNAL] This email came from an external source. Only open attachments or links that you are expecting from a known sender.

Hello,

I'm emailing you regarding the re zoning of the Heppell farm.

We already have many imported products on the shelves and re zoning one the most important farm lands will raise the prices of basic household necessities!

There are already many families that are having a hard time with grocery shopping because of inflation and adding this on top will only make it worse.

Please reconsider this plan as it will affect a lot of Canadians for the worst.

Thank you,

Parmis Ghashghaei



**From:** [Linda Howard](#)  
**To:** [ALC Referrals ALC:EX](#)  
**Subject:** Save Surrey's Farmland  
**Date:** January 23, 2023 8:02:10 AM

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[EXTERNAL] This email came from an external source. Only open attachments or links that you are expecting from a known sender.

I am urging you to save Surrey's farmland where Heppell's Farms is located. This is a critical area for growing local vegetables. Please move this land to the Agricultural Land Reserve.

Linda Howard

[REDACTED]

Surrey, BC

[REDACTED]

Sent from my iPhone

**From:** [Liz Pahlke](#)  
**To:** [ALC Referrals ALC:EX](#)  
**Subject:** Please save this unique 300-acre parcel of prime farmland for current and future generations.  
**Date:** January 23, 2023 7:34:15 AM

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**[EXTERNAL] This email came from an external source. Only open attachments or links that you are expecting from a known sender.**

Hello,

Classification of farmland as agricultural is imperative. This farmland must be in the ALR. Please do not allow rezoning on this irreplaceable farmland located at 192 Street and 36 Avenue, Langley, BC. We need you to protect this precious resource and to save the land from being sold by the federal government to become industrial property.

This farmland produces 30 to 50 million servings of vegetables each year. The Heppell farm produces some of the earliest vegetable crops – for Western Canada and all of Canada. Between 30 to 50 million vegetable servings are grown on this property alone. That is enough to feed Metro Vancouver residents for 2-3 weeks.

The Heppell's farm yearly crops include potatoes, cabbages, carrots, parsnips, and squash, sold in grocery stores and at farmers' markets around the province.

This productive land is irreplaceable. However, land designated for buildings must never be arable farmland. Building industrial buildings on arable farmland would be an obscenity.

Paving over our most productive farmland would be a horrific crime. A decision to pave over this precious land, resulting from archaic thinking, would be an unspeakable crime.

**From:** [Allen Forrest](#)  
**To:** [Marie-Claude.Bibeau@parl.gc.ca](#); [francois-philippe.champagne@parl.gc.ca](#); [Helena.Jaczek@parl.gc.ca](#); [ALC Referrals ALC:EX](#); [mayor@surrey.ca](#); [mandeep.nagra@surrey.ca](#); [mike.bose@surrey.ca](#); [doug.elford@surrey.ca](#); [ghepner@surrey.ca](#); [linda.annis@surrey.ca](#); [Rob.stutt@surrey.ca](#); [pardeep.kooner@surrey.ca](#); [harry.bains@surrey.ca](#)  
**Subject:** Our domestic summer food supply is at risk in BC  
**Date:** January 23, 2023 6:37:05 AM

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**[EXTERNAL] This email came from an external source. Only open attachments or links that you are expecting from a known sender.**

**Please protect the land and change the Official Community Plan from industrial zoning to agricultural zoning.**

Our domestic summer food supply is at risk.

One big field produces much of BC's spring/early summery field vegetables.  
Thanks its special soil and location, no other farmland in BC can produce so much so early.  
Last season approximately 70% of BC's domestic potatoes were produced from this farmland from spring to mid-summer.  
Cabbage, parsnips and carrots and much of the squash production in Canada also starts here.  
The farmland produces just when we rely most on food from California - where severe water shortages are restricting food production.

Sadly, the federal government is still selling off the farmland and the parcel is zoned as industrial land.

**Please protect the land and change the Official Community Plan from industrial zoning to agricultural zoning.**

Respectfully,

Allen Forrest  


Sent with [Proton Mail](#) secure email.

**From:** [erika.jones](#)  
**To:** [ALC Referrals ALC:EX](#)  
**Subject:** Inclusion of Cloverdale Federal farmland into ALR  
**Date:** January 23, 2023 4:52:54 AM

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[EXTERNAL] This email came from an external source. Only open attachments or links that you are expecting from a known sender.

Hello,

I am a Canadian citizen who resides in Kingston Ontario. I have heard about the recent development of farm land being sold for potential development use.

As a proud Canadian who's country has the capability to grow fresh produce why eliminate that? Why increase costs of groceries from importing goods from California and other neighbouring states the new norm? We should want to keep the import of foods that we can grow and supply here at a low amount to encourage our own growth in economy.

We need to do better as Canadians and stop taking away our beautiful land to development. We dont need more warehouse space where farm country is. Reassess your cities and older developed areas to revamp for warehouse space.

Money will come from farmers staying there consistently so the need to develop a warehouse in hope for more economy growth is extremely silly when youre creating a larger issue.

Groceries have already had an inflation increase this hear and in 2022, families are struggling, and more people are closer to starving everyday. Dont take away this land and make those number increase.

Be a Canadian, be proud of what we can grow on our land. Specifically THIS PLOT of land. Listen to the farmers they know best theyre not being greedy to keep the land they truly want whats best for ALL Canadians!

Please consider our pleas, please be the bigger people to not allow this sale of land to happen.

Kindest Regards,

Erika Jones

**From:** [Kevin Purton](#)  
**To:** [ALC Referrals ALC:EX](#)  
**Subject:** Heppell farm  
**Date:** January 23, 2023 1:31:02 AM

---

[EXTERNAL] This email came from an external source. Only open attachments or links that you are expecting from a known sender.

Dear Commissioners;

My wish is to see Heppell farm included in the Agricultural Land Reserve in order to receive the long term protection it deserves. In an era of increasing climate change related uncertainty it is essential we shore up as much productive farmland as is possible, close to home, under a protective umbrella to ensure our future food security. It's obvious to me we should not rely on California, Florida and other faraway lands to continue supplying us with agricultural products forever, with increasing and more unpredictable weather and climate events occurring. With a drop in agricultural output you can bet their first priority will be their own people. Please make a pragmatic decision and put Heppell farm into the protective net of the ALR. There is nothing more important than food and water.

Thank you for your attention.

Sincerely,

Kevin Purton - Surrey resident

**From:** [John Burgess](#)  
**To:** [ALC Referrals ALC:EX](#)  
**Subject:** ALC File: 66884 Proposed ALR Inclusion of Federal Lands in the City of Surrey  
**Date:** January 23, 2023 1:27:21 AM

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**[EXTERNAL] This email came from an external source. Only open attachments or links that you are expecting from a known sender.**

Dear Commission,

I wholeheartedly support your proposal to include 123.6 ha (~305 acres) of land within the City of Surrey into the Provincial Agricultural Land Reserve. The subject land comprised of five contiguous properties owned by the Government of Canada. Approximately 89 ha (~220 acres) of the lands which are currently leased to local agricultural producers for field crop production.

Please protect that land from residential, commercial or industrial development. Put it inside the ALR so that farming may continue. We need that land for food production now and for future generations to come.

Sincerely,

John Burgess  
Surrey, BC.



**From:** [Lincoln Saugstad](#)  
**To:** [ALC Referrals ALC:EX](#)  
**Subject:** Heppell Farm - ALR Designation  
**Date:** January 22, 2023 11:38:32 PM

---

[EXTERNAL] This email came from an external source. Only open attachments or links that you are expecting from a known sender.

Hi,

Please consider including the 220 acre parcel of land farmed by Tyler Heppel and his family at 192 Street and 36 Avenue, Surrey, B.C. in the ALR.

Thank you,  
Lincoln Saugstad  
Vancouver, B.C.

**From:** [val](#)  
**To:** [ALC Referrals ALC:EX](#)  
**Subject:** Please Save Precious Agricultural Land in South Surrey  
**Date:** January 22, 2023 11:00:06 PM

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**[EXTERNAL] This email came from an external source. Only open attachments or links that you are expecting from a known sender.**

Agricultural land – *prime* agricultural land – is more important to our food security now than it's ever been. We need only review what just transpired with the food shortages and global supply chain breakdowns that occurred with the advent of Covid 19. We *still* have not seen the end of those issues, but we can certainly learn from them.

It is of paramount importance that we recognize it is in our best interest to be able to supply ourselves with food when the next catastrophic event strikes.

With climate change causing unpredictable disastrous flooding, rendering many farms unable to plant or grow their crops, we need this farmland in Surrey to be securely protected by the Agricultural Land Reserve. We cannot continue to pour concrete over our most arable acreage – industrial buildings won't be of any use to us if we have no food to nourish us.

Please protect these 305 acres of valuable South Surrey land. They supply our country with the earliest crops of the year, supplying 30 to 50 million servings of vegetables to Canadians. A petition to save this land has garnished over 70,000 signatures as of January 10, 2023, and the Surrey City Council is in agreement that this land needs to be protected. We have the will of the people, now we need the will of the government to do the right thing.

Please officially preserve this land in the Agricultural Land Reserve and help to ensure food security for British Columbians into the future.

Many thanks,  
V. Fisher-Sitaras

Sent from [Mail](#) for Windows

**From:** [Richard Hather](#)  
**To:** [ALC Referrals ALC:EX](#)  
**Subject:** Re: file 66884, in support of proposed inclusion of federal land in the ALR  
**Date:** January 22, 2023 10:14:31 PM

---

**[EXTERNAL] This email came from an external source. Only open attachments or links that you are expecting from a known sender.**

Hello,

I am writing to express my support for the inclusion of the current farmland at 192nd St and 36th Ave, Surrey, BC, in the ALR.

- The 300-acre parcel consists of 220 acres in potatoes, carrots, cabbage and squash, and 80 acres in forests and streams.
- The farmland is exceptionally sandy, well-drained, enjoys its own unique microclimate. This allows for early crops production. Western Canada's earliest potatoes, carrots and cabbage have been produced from the land for decades.
- From May to early July, 25-50% of BC's local potatoes, carrots, cabbage come from this one parcel alone (depending on the crop and year).
- An estimated 30 and 50 million servings of fresh, nutritious vegetables are produced annually. Enough for one serving for every Metro Vancouverite for 2-3 weeks.
- Retailers, farmers markets, restaurants and foodbanks across the province depend on this produce. By July, the produce reaches all Western Canada.
- Due to its ability to produce crops so early, food from this parcel directly displaces foreign imports from the United States and Mexico.
- This parcel is at the core of BC's food supply from May to early July. No other parcel produces so much of BC's local field vegetable supply at this time of year.

### ***Relevant Government Policies and recommendations***

Preserving this parcel for agriculture, forests and streams would be complementary to several government commitments and policy recommendations including:

1. The City of Surrey's "Declaration of Climate Emergency".
2. Surrey's "Biodiversity Conservation Strategy" that identifies this

area as a key biodiversity HUB with links to “Green Infrastructure Network” corridors throughout Surrey and Langley.

3. The federal government’s initiative to implement urban parks across Canada.
4. The BC Government’s CleanBC “Roadmap to 2030”.
5. Metro Vancouver’s commitments to protect farmland and green space.
6. The BC Government’s Ministry of Agriculture & Food Service Plan.
7. The BC Government’s “Grow BC, Feed BC, Buy BC” program.
8. The Government of Canada’s commitment to achieving the United Nations Sustainable Development goal of zero hunger and food security by 2030.
9. Agriculture Canada’s “Food Policy for Canada” which aims to make Canadian food the top choice at home and abroad.
10. Pacific Institute for Climate Solutions’ recommendation to reduce BC’s reliance on California produced food.
11. The recommendations to protect farmland by BC’s Food Security Task Force.

To have this valuable piece of land turn into an industrial development would be devastating to the current and future generations of Western Canada. I trust you will agree.

Sincerely,  
Richard Hather  
Langley, BC

**From:** [Stephanie Hather](#)  
**To:** [ALC Referrals ALC:EX](#)  
**Subject:** Re: file 66884, in support of proposed inclusion of federal land in the ALR  
**Date:** January 22, 2023 9:46:21 PM

---

**[EXTERNAL] This email came from an external source. Only open attachments or links that you are expecting from a known sender.**

Good day,

I am writing to express my support for the inclusion of the current farmland at 192nd St and 36th Ave, Surrey, BC, in the ALR.

- The 300-acre parcel consists of 220 acres in potatoes, carrots, cabbage and squash, and 80 acres in forests and streams.
- The farmland is exceptionally sandy, well-drained, enjoys its own unique microclimate. This allows for early crops production. Western Canada's earliest potatoes, carrots and cabbage have been produced from the land for decades.
- From May to early July, 25-50% of BC's local potatoes, carrots, cabbage come from this one parcel alone (depending on the crop and year).
- An estimated 30 and 50 million servings of fresh, nutritious vegetables are produced annually. Enough for one serving for every Metro Vancouverite for 2-3 weeks.
- Retailers, farmers markets, restaurants and foodbanks across the province depend on this produce. By July, the produce reaches all Western Canada.
- Due to its ability to produce crops so early, food from this parcel directly displaces foreign imports from the United States and Mexico.
- This parcel is at the core of BC's food supply from May to early July. No other parcel produces so much of BC's local field vegetable supply at this time of year.

### ***Relevant Government Policies and recommendations***

Preserving this parcel for agriculture, forests and streams would be complementary to several government commitments and policy recommendations including:

1. The City of Surrey's "Declaration of Climate Emergency".
2. Surrey's "Biodiversity Conservation Strategy" that identifies this area as a key biodiversity HUB with links to "Green Infrastructure Network" corridors throughout Surrey and Langley.
3. The federal government's initiative to implement urban parks across Canada.
4. The BC Government's CleanBC "Roadmap to 2030".
5. Metro Vancouver's commitments to protect farmland and green space.

6. The BC Government's Ministry of Agriculture & Food Service Plan.
7. The BC Government's "Grow BC, Feed BC, Buy BC" program.
8. The Government of Canada's commitment to achieving the United Nations Sustainable Development goal of zero hunger and food security by 2030.
9. Agriculture Canada's "Food Policy for Canada" which aims to make Canadian food the top choice at home and abroad.
10. Pacific Institute for Climate Solutions' recommendation to reduce BC's reliance on California produced food.
11. The recommendations to protect farmland by BC's Food Security Task Force.

To have this valuable piece of land turn into an industrial development would be devastating to the current and future generations of Western Canada. I trust you will agree.

Sincerely,  
Stephanie Hather  
Langley, BC



**From:** [Sofi Hindmarch](#)  
**To:** [ALC Referrals ALC:EX](#)  
**Subject:** Letter to support the inclusions of lands under consideration in file: 66884 to be part of the ALR  
**Date:** January 22, 2023 9:44:43 PM  
**Attachments:** [Letter to ALC in support of including lands in the ALR \(File 66884\) Hindmarch.pdf](#)

---

**[EXTERNAL] This email came from an external source. Only open attachments or links that you are expecting from a known sender.**

To whom it may concern,

Please see attached letter regarding lands under consideration to be included in the ALR in Surrey (File 66884).

Sincerely,  
Sofi Hindmarch

--

Sofi Hindmarch  
Wildlife Biologist  
Langley  
Canada  
Phone: [REDACTED]  
Webpage: <http://www.barnowlsbc.ca/>

January 22, 2023

To: Agricultural Land Commission

Attn: Mike Bandy  
201-4940 Canada Way  
Burnaby, BC, V5G 4K6

Dear ALC,

As a local farmer in Langley living in the ALR, I strongly support the inclusion of all lands considered in file: 66884 to be included in the ALR. These lands have proven themselves to be fertile agricultural lands, as they have been farmed for a century by one family. The produce from these lands is substantial and is vital to ensure food security in our region. We have lost a significant number of A1 lands in our area that is not within the ALR. It has been a free for all to speculate and leave non-ALR A1 land fallow and rezone. Indeed, every parcel of land surrounding this farm is either zoned for industrial development or will be residential in the near future.

The importance of the ALR in protecting productive farmland in our region is more important than ever given the pressure of urbanization and climate change challenging our ability to farm. We cannot rely on importing our food; we need to have a thriving agricultural community in the Lower Mainland.

These lands need to be protected for farming in perpetuity.

Thank you for your consideration.

Sincerely,

A handwritten signature in black ink, appearing to read "S. Hindmarch", with a stylized, flowing script.

Sofi Hindmarch

Township of Langley

**From:** [Karen Morley](#)  
**To:** [ALC Referrals ALC:EX](#)  
**Subject:** The future of the Heppell Potato Farm  
**Date:** January 22, 2023 8:55:14 PM

---

**[EXTERNAL] This email came from an external source. Only open attachments or links that you are expecting from a known sender.**

To whom it may concern,

It's no secret that productive farmland is disappearing at an alarming rate all over the world. We all feel food prices rising quickly (due to war in the Ukraine, droughts across the globe including in California and constrained supply chains). Its no surprise then that local food security is a top-of-mind topic in BC. In this context, BC's earliest, most reliable farmland should not be sold to be developed into industrial buildings. Farmland of the size, quality and agricultural value of the Heppell family farm is in short supply and should be protected by being included in the ALR. Locally grown produce is fresher, cheaper and climate friendly.

I urge you to protect the unique 300-acre parcel of prime farmland for current and future generations.

Sincerely,

Karen Morley

Surrey Home Owner

**From:** [Christine Bishop](#)  
**To:** [ALC Referrals ALC:EX](#)  
**Cc:** [Christine Bishop](#)  
**Subject:** in support of the Heppell property being retained as agricultural land  
**Date:** January 22, 2023 8:44:03 PM

---

**[EXTERNAL] This email came from an external source. Only open attachments or links that you are expecting from a known sender.**

Dear ALC,

I am writing in support of the 'Heppell' property being preserved as farm land. This is a large acreage, suitable for and has been producing significant agricultural crops, and a site key to food security in the Fraser Valley.

Sincerely

Dr. Christine Bishop

[REDACTED]  
Langley BC [REDACTED]

**From:** [Susan Lindenberg](#)  
**To:** [ALC Referrals ALC:EX](#)  
**Subject:** Save Heppell Farmland for Food  
**Date:** January 22, 2023 8:39:47 PM

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**[EXTERNAL] This email came from an external source. Only open attachments or links that you are expecting from a known sender.**

**Attn: Mike Bandy, Agricultural Land Commission, Re ALC file 66884. Land on 192nd Surrey**

Friends on the Agricultural Land Commission, Serving the Public Interest:

Like many of our friends and family in White Rock, South Surrey and Langley, we try to make our meals 3/4 vegetables and fruit.

Prices of food have sky-rocketed, impacting especially the very young, the elderly, and the under-employed. Having arable land near our homes is more important than ever, when a natural or man-made event can cut off food supplies.

Fortunately we have access to Fresh and Local vegetables from the 300 acre Heppell Farm, some of the richest agricultural land in the Lower Mainland.

More and more we are realizing that climate change and increasingly expensive and uncertain transportation are impacting our access to food.

would be

unconscionable.

To pave any of this land to enrich a few developers

Our family of ten (ages 9 - 82) asks you, as members of the Agricultural Land Reserve Commission, to consider the present and future needs of our family as well as yours and your neighbours. We count on you to count us all as your neighbours.

Sincerely,

Susan and Jim Lindenberg

White Rock, B.C.

**From:** [Debra Caron](#)  
**To:** [ALC Referrals ALC:EX](#)  
**Subject:** Proposed consideration of protected Surrey farmland for other purposes-Heppell Farms  
**Date:** January 22, 2023 8:28:53 PM

---

**[EXTERNAL] This email came from an external source. Only open attachments or links that you are expecting from a known sender.**

To Whom it May Concern:

I do not support the idea of developing this agricultural land because it is vital to the local population. Having vegetables and fruit available locally is not only good for the environment compared to having to have foods shipped in from distant places but is also much more nourishing and affordable!

Also, there is a finite amount of farmland and our population is growing rapidly. Townhouses and condominiums are swiftly replacing houses with yards large enough for the population to grow their own.

Once the farmland is gone it cannot be replaced. Protect this land, please.

Thank you  
Debra Caron



**From:** [Vickie Lee](#)  
**To:** [ALC Referrals ALC:EX](#)  
**Subject:** Request for Proposed ALR Inclusion of Federal Lands in the City of Surrey  
**Date:** January 22, 2023 7:58:37 PM

---

**[EXTERNAL] This email came from an external source. Only open attachments or links that you are expecting from a known sender.**

Dear Agricultural Land Commission,

I am writing to request your consideration of the Proposed ALR Inclusion of Federal Lands in the City of Surrey. Specifically, I would like to request the following:

1. That the Federal Government keeps all 300 acres of this parcel in agriculture, forests and streams by granting a long-term lease to a local farmer and applying to the Provincial Agricultural Land Commission to include it in the ALR.
2. That the City of Surrey amends its Official Community Plan to prevent the land from conversion to any use other than farming and forest.

As you know, productive farmland is disappearing at an alarming rate all over the world. With food prices rising quickly due to factors such as war in the Ukraine, droughts across the globe including in California and constrained supply chains, it is clear that local food security is a top-of-mind topic in BC. In this context, it is crucial that BC's earliest, most reliable farmland is not sold for development into industrial buildings.

Thank you for your time and consideration

Sincerely,

Vickie Lee

**From:** [REDACTED]  
**To:** [ALC Referrals ALC:EX](#)  
**Cc:** [mayor@surrey.ca](#); [mandeep.nagra@surrey.ca](#); [mike.bose@surrey.ca](#); [doug.elford@surrey.ca](#); [ghepner@surrey.ca](#); [linda.annis@surrey.ca](#); [Rob.stutt@surrey.ca](#); [pardeep.kooner@surrey.ca](#); [harry.bains@surrey.ca](#)  
**Subject:** Inclusion of Cloverdale Federal farmland into ALR  
**Date:** January 22, 2023 7:46:41 PM

---

**[EXTERNAL]** This email came from an external source. Only open attachments or links that you are expecting from a known sender.

Please protect our precious farmland!

Using this land for industrial or residential purposes would be a crime against humanity.

Sincerely,

Richard

Richard House

[REDACTED]

Burnaby, BC [REDACTED]

**From:** [L Davies](#)  
**To:** [ALC Referrals ALC:EX](#)  
**Subject:** Inclusion of Cloverdale Federal farmland into ALR  
**Date:** January 22, 2023 7:45:17 PM

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[EXTERNAL] This email came from an external source. Only open attachments or links that you are expecting from a known sender.

Hi there,

As a resident of Langley and a supporter of local farm fresh food, I strongly feel we need to protect this farm land. It needs to stay in the ALR and continue to produce. The ALR should be protecting this important piece of land for future generations to come. Please do not allow it to be turned into commercial use.

Thank you  
Leanna Davies  
Langley, BC

Sent from my iPhone

**From:** [Laura](#)  
**To:** [ALC Referrals ALC:EX](#)  
**Cc:** [REDACTED]  
**Subject:** Preserving Heppell Farmland  
**Date:** January 22, 2023 7:10:04 PM

---

[EXTERNAL] This email came from an external source. Only open attachments or links that you are expecting from a known sender.

Hello,

I am a resident of Port Coquitlam and I am very concerned for the food security of our region and the Province. We need to retain Surrey's Heppell farmland for future generations, for jobs, for sustainability, for food security.

The fires and floods in California threaten much of our food supply. The climate crisis also puts us at significant risk of our food supply being cut off and compromised. It would be wise for us to take care of ourselves. Please keep this land in the ALR

Regards,

Laura Dupont  
Port Coquitlam  
[REDACTED]

Sent from my iPhone

**From:** [Sigrid Weber](#)  
**To:** [ALC Referrals ALC:EX](#)  
**Subject:** ALR land at 3884 192nd Street, Surrey, BC  
**Date:** January 22, 2023 6:58:02 PM

---

[EXTERNAL] This email came from an external source. Only open attachments or links that you are expecting from a known sender.

To all involved in the decision-making regarding the farmland located at 3884 192nd Street, Surrey, BC.

Save this, and all farmland!

Does British Columbia, in regards to food security, want end up like Europe, who foolishly became dependent on only one source for their oil? (Putin can turn it off any time) British Columbia MUST begin to become MORE self-sufficient in many regards, including food production! Let us save the dwindling amount of arable land and trees in our province/country/world! Please think of the future generations! We do not have the right to make decisions that will affect their's in a negative way. Remember we are here only as temporary visitors and we should/must leave this beautiful planet in better shape than we found it.

I am almost 91 and hope the governments of my community, province, country, and world make ethical and wise decisions that will allow for a happy and healthy life for my grandchildren and great-grandchildren and beyond.

Always be thoughtful and forward thinking.


Sincerely,

Sigrid Weber

**From:** [Mathew Joseph](#)  
**To:** [ALC Referrals ALC:EX](#)  
**Subject:** Inclusion of Cloverdale Federal farmland into ALR  
**Date:** January 22, 2023 6:25:21 PM

---

**[EXTERNAL] This email came from an external source. Only open attachments or links that you are expecting from a known sender.**

Please stop this...do not destroy our farmlands.  
Matthew Joseph  




**From:** [Wren](#)  
**To:** [ALC Referrals ALC:EX](#)  
**Subject:** Re: Inclusion of Cloverdale Federal farmland into ALR  
**Date:** January 22, 2023 5:37:19 PM  
**Attachments:** [Nov 30 2022 letters to federal Ministers.docx](#)

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**[EXTERNAL] This email came from an external source. Only open attachments or links that you are expecting from a known sender.**

On Sun, Jan 22, 2023, 5:29 p.m. Wren [REDACTED] wrote:

Hello,

I am writing to you regarding the rezoning of Heppells Farm. I would like to ask that you consider zoning it as ALR land. Heppells provides a large amount of food in British Columbia, at a time where the cost of living is becoming unmanageable we need these local farms. Please consider rezoning it so it can stay farm land.

All the best,  
Wren Hartley

Hon. Helena Jaczek  
Minister of Public Services and Procurement  
House of Commons  
Ottawa, Ontario  
K1A 0A6

Hon. François-Philippe Champagne  
Minister of Innovation, Science and Industry  
House of Commons  
Ottawa, Ontario  
K1A 0A6

Hon. Chrystia Freeland  
Deputy Prime Minister and Minister of Finance  
House of Commons  
Ottawa, Ontario  
K1A 0A6

Right Hon. Justin Trudeau  
Prime Minister of Canada  
Office of the Prime Minister  
80 Wellington Street  
Ottawa, ON

**Re: Disposal of Federal lands risks food supply disruptions in Surrey, BC**

I am writing to you to make you aware of a threat to British Columbia's domestic food supply and green economy.

Federally owned farmlands, vital to Western Canada's domestic summer vegetable supply are being disposed of by PSPC, risking disruption to the summer food supply in Western Canada. The issue has recently been presented to Parliament in the form of a House of Commons Petition (E-4128) by MP John Aldag. I understand that the Government of Canada will respond to the petition during the next weeks. I am writing to you as a grower of produce on the farmlands to provide background information on the situation.

**The unique parcel of farmland is vital to Western Canada's domestic food supply.**

The farmland produces much of Western Canada's first field vegetable production each year. This year the parcel produced approximately 70% of BC's domestic potato supply from May till Aug 1. In addition, it produced the majority of early carrots, cabbage, parsnips and much of the earliest winter squash. Each year the parcel produces 30-50 million vegetable servings - enough for a serving for every Metro Vancouverite for 2-3 weeks.

Due to its micro-climate, hilltop location and unique drainage, the farmland produces vegetables before other land in Canada. The land is so unique that potatoes can be planted in February and carrots can be harvested as late as December. No other farmland contributes so much to BC's domestic field produce supply from May to the beginning of August as this 220-acre parcel does.

## **Public Services and Procurement is currently in the process of disposing of the farmlands.**

This parcel, located at 3884 192nd Street has been managed for years by Ministry of Innovation Science and Economic Development (ISED). ISED declared the land to be surplus to its needs and the Parcel is in the process of being disposed of. Disposal of the farmland makes it extremely vulnerable to being lost from food production which has significant implications for the domestic field vegetable supply.

The land has been owned by the Federal Government since the 1940s having been used as a communications facility. In 1974, Heppells Potato Corp began investing in the sandy land and through regenerative agriculture methods, building to soil into its current highly productive state.

The federal government still appears committed to disposing the farmland. Our understanding is that Public Services & Procurement Canada (PSPC) is about to solicit Expressions of Interest from federal departments, Crown corporations, provinces, municipalities and Indigenous groups before offering the land for sale to the public.

## **Protecting the land is in the public interest:**

The land plays a core role in the domestic food supply due to capacity to produce early crops reliably. This impacts overall market access for the domestic supply and the regions resiliency to food crises.

### *Food supply chain continuity and market access:*

BC has a vibrant domestic produce supply that feeds a substantial minority of BC's produce demand. Since, the province does rely heavily on produce imports from drought-stricken California. Maintaining market access for domestic producers requires continuity of supply for retailers and wholesalers. The at-risk farmland plays a critical role in supply continuity. When other fields in BC begin to produce, they cannot reliably be harvested after rainfall. At such times, retailers rely on the Federal lands with its superb drainage to keep their shelves stocked. A continuous domestic supply is vital both for a healthy population and helps lessen and stabilize food prices.

### *Climate change mitigation and adaptation:*

California's produce travels 1000's of kilometers with all the associated greenhouse gas emissions. As climate change induced droughts and water restrictions intensify, California's export capacity is being squeezed. Meanwhile, extreme weather events in the last two years have exposed BC's vulnerability to highway closures and flooding of key agricultural areas. The land in question is not in a flood zone and is extremely resilient to extreme weather events.

In addition, the land is centrally located for serving the Metro-Vancouver market allowing deliveries to be made regardless of trade issues and highway closures.

## **There is substantial public interest in protecting the land:**

Millions have learned about the risk losing this land poses on Social Media. **70,000** people have signed a petition at [Change.org/savethefarmland](https://change.org/savethefarmland) asking that the land be protected for farming.

There has been considerable media interest in protecting the lands:

CBC News <https://www.cbc.ca/news/canada/british-columbia/campbell-heights-farmers-1.6482106> and

CBC - TV <https://www.youtube.com/watch?v=A1oFPwYl2mo>.

CBC radio: <https://www.cbc.ca/listen/live-radio/1-46/clip/15920576>

Global News: <https://globalnews.ca/news/8934598/surrey-farmers-protect-farmland-from-sale/>

Front page of The Province <https://epaper.theprovince.com/article/281543704595269>

<https://www.timescolonist.com/local-news/surrey-field-produces-millions-of-vegetables-for-bc-but-could-be-paved-over-for-warehouses-5496337>

Can you help build a healthier, more resilient future by helping to protect this land?

**The following measures could protect the land:**

- 1) placing a covenant on the land excluding its use from anything other than domestic food production.*
- 2) foregoing the farmland's disposal*
- 3) granting a long-term lease to a local farmer*
- 4) by apply to include the farmland into BC's Agricultural Land Reserve and*

We would be delighted to show you the land and assist you with information relevant to the issue.

Sincerely,



Tristin Bouwman, MSc Plant Science  
Crop Manager, Heppells Potato Corp.  
Vice President of the Surrey Farmers Institute.  
604 835 0068  
tristin@heppells.ca

c.c.

Hon. Marie-Claude Bibeau, Federal Minister of Agriculture and Agri-Food  
Hon. Carla Qualtrough,  
Lana Popham, Minister of Agriculture, Food and Fisheries BC  
MP John Aldag  
Hon MP Kerry-Lynne Findlay  
MP Tako van Pota  
BCFresh  
Ben Black, Regional Manager Real Estate Services PSPC  
Jennifer Dyson, Chair of the Agricultural Land Commission  
Dr. Deborah Henderson, Director or the Institute for Sustainable Horticulture, KPU  
Dr. Renee Prasad, Agriculture Department Chair, University of the Fraser Valley (UFV)  
Dr. Lenore Newman, Director of the Food and Agriculture Institute (UFV)

**From:** [Lucas J](#)  
**To:** [ALC Referrals ALC:EX](#)  
**Subject:** Farmland in Surrey  
**Date:** January 22, 2023 5:25:05 PM

---

**[EXTERNAL] This email came from an external source. Only open attachments or links that you are expecting from a known sender.**

Hello,

I am unable to make the hearing. The development of this land negatively outweighs the positive outcome in my opinion.

Lucas Jaeckel

**From:** [Joy Wardle](#)  
**To:** [ALC Referrals ALC:EX](#)  
**Subject:** Request for Proposed ALR Inclusion of Federal Lands in the City of Surrey  
**Date:** January 22, 2023 5:02:20 PM

---

**[EXTERNAL] This email came from an external source. Only open attachments or links that you are expecting from a known sender.**

Dear Agricultural Land Commission,

I am writing to express my requests and concerns regarding the proposed inclusion of Federal Lands in the City of Surrey in the Agricultural Land Reserve (ALR).

I strongly believe that the 300 acres of this parcel should be kept in agriculture, forests and streams. I am requesting that the Federal Government grant a long-term lease to a local farmer and apply to the Provincial Agricultural Land Commission to include it in the ALR. Additionally, I am requesting that the City of Surrey amend its Official Community Plan to prevent the land from conversion to any use other than farming and forest.

Productive farmland is disappearing at an alarming rate all over the world. With food prices rising quickly due to factors such as war and droughts, local food security is a top-of-mind topic in British Columbia. In this context, BC's earliest, most reliable farmland should not be sold and developed into industrial buildings.

I appreciate your consideration of my requests and concerns. Thank you for your time.

Sincerely,

Joy Wardle

Sent from Proton Mail for iOS

**From:** [Patricia Sandberg](#)  
**To:** [ALC Referrals ALC:EX](#)  
**Subject:** Reference ALC file 66884. Land on 192nd Surrey  
**Date:** January 22, 2023 4:33:35 PM

---

**[EXTERNAL] This email came from an external source. Only open attachments or links that you are expecting from a known sender.**

To the Agricultural Land Commission

I request that you include the 305 acres of land referenced above in the Provincial Agricultural Land Reserve.

1. This land is highly fertile farmland that provides a significant amount of BC's local potatoes, carrots and cabbage.
2. In these times of climate change, foreign political uncertainty, and diminishing farmland, we must guard all available food sources to ensure our local food security.
3. By producing locally, we eliminate the greenhouse gases generated by transporting food from elsewhere.
4. These fields help reduce the impact of rising prices for imported fresh vegetables.
5. The area is a key component of the 'Green Infrastructure Network' throughout Surrey and Langley.
6. Keeping the property as agricultural land is in line with multiple Canadian, British Columbian and city policies, including Metro Vancouver's commitments to protect farmland and green space, BC's Clean BC Roadmap, BC Food Security Task Force, and Pacific Institute for Climate Solution's recommendations.

The ALR was established to protect farmland, and the public broadly supported it. I strongly urge you to continue your role as a defender of agricultural land.

Yours truly,

Patricia Sandberg  
Surrey BC



**From:** [Dana Dykema](#)  
**To:** [ALC Referrals ALC:EX](#)  
**Subject:** Save Heppells farm!  
**Date:** January 22, 2023 4:26:53 PM

---

**[EXTERNAL] This email came from an external source. Only open attachments or links that you are expecting from a known sender.**

To Whom It May Concern,

I am emailing as a concerned citizen in the Lower Mainland regarding the possible rezoning for the Heppell's potato farm. As someone who works closely with farmers and I myself am a passionate farmer direct buyer, I urge you to do everything possible to conserve this land for its current use. Local food is becoming harder and harder to come by as farmland is sold and developed. This land is all the more important to British Columbians and needs to stay the farmland it has been since 1920.

I plan on attending the meeting at Kwantlen University Monday night in support of the farm.

Thank you very much,  
Dana Dykema



**From:** [Steve Mitten](#)  
**To:** [ALC Referrals ALC:EX](#)  
**Subject:** Expanding ALC Lands In Surrey  
**Date:** January 22, 2023 4:03:02 PM

---

[EXTERNAL] This email came from an external source. Only open attachments or links that you are expecting from a known sender.

Dear ALC Commissioners ,

If the supply chain issues of the last few years have taught us anything, it is the importance of preserving what little local fertile farmland we have not already built on.

Please do what you can to ensure the 123 odd hectares of Federal lands you are reviewing, end up in the ALC.

Sincerely,

SC Mitten



Surrey BC

Sent from my iPhone

**From:** [Andrea G](#)  
**To:** [ALC Referrals ALC:EX](#)  
**Subject:** 196thstreet/36ave in Surrey in the ALR  
**Date:** January 22, 2023 3:54:34 PM

---

**[EXTERNAL] This email came from an external source. Only open attachments or links that you are expecting from a known sender.**

Mr Bandy,

I would like to write to you to voice my support of the inclusion of the lands at 196thstreet/36ave in Surrey in the ALR. I believe in the strength of the ALR to maintain our agricultural lands and support the diversity and buffering they provide to our wild areas.

My municipality is the Township of Langley and I am fortunate to spend some of my work duties in the city of Surrey working with your amazing parks staff.

Cheers

--

Andrea Gielens, MSc, RPBio  
Wildlife Biologist



**From:** [Nicole S](#)  
**To:** [ALC Referrals ALC:EX](#)  
**Subject:** Protecting Farmland at 3884 192nd Street, Surrey, BC  
**Date:** January 22, 2023 3:46:35 PM

---

[EXTERNAL] This email came from an external source. Only open attachments or links that you are expecting from a known sender.

To whom it may concern,

My name is Nicole Schmidt, and I am a concerned citizen wishing to express my support of protecting the farmland at 3884 192nd Street from being sold by the federal government and potentially converted to use for industrial purposes. I greatly appreciate the work your office does to protect land to support the production of local food. Given the current climate crisis, it is more important than ever that we have local food sources. Coming from a family of generations of farmers, I understand the hard work and barriers faced by many farmers to produce the food so many of us don't even think twice about when we pick it off the shelves of the supermarkets. Do not let this be another barrier. This land has been made extremely fertile by a lot of hard work and science. Do not let that go to waste. More and more farmers are struggling to keep up with the demands and the extreme weather we have faced these past years. More agricultural land is necessary to keep up. Again, kindly take this letter as a sign of my support in protecting this piece of land within the Agricultural Land Reserve. Please let me know if there is anything else I can do.

Thank you,  
Nicole Schmidt, M.Sc., RSLP

**From:** [Theshirleys](#)  
**To:** [ALC Referrals ALC:EX](#)  
**Subject:** Fwd: file 66884, in support of Proposed inclusion of federal land at 192nd and 36th in ALR  
**Date:** January 22, 2023 2:57:46 PM

---

**[EXTERNAL] This email came from an external source. Only open attachments or links that you are expecting from a known sender.**

I am in support of placing the farmlands, at 192<sup>nd</sup> and 36<sup>th</sup> Avenue in Surrey, into the ALR.

The land has been farmed since 1974 by the Heppell family, who have amended the soil over the years to provide good drainage and high quality soil. The location of the land is unique in that it can be planted in February, allowing crops to grow locally and be available to our grocery stores early in the season. It is in a microclimate that allows it to produce vegetables before other land in Canada. The land is extremely productive, providing 70% of British Columbia's domestic potatoes from May until August 1<sup>st</sup>. It also produces the majority of early carrots, parsnips, cabbage, and winter squash. This makes up approximately 50 million vegetable servings each year, feeding our population.

This is all local—so when California has a drought, or transportation is blocked due to floods or fires, this produce is still providing food to our families. Supplying food locally also reduces greenhouse gases produced by transportation from those distant locations. It is really important that we are able to have a reliable supply of local produce. We can't assume that another country, or other areas of our province, will grow and supply our food, in this time of changing temperatures and rainfall.

This farmland is essential for our food supply.

We cannot rely on the local Surrey City Council or Metro Vancouver to keep this farmland agricultural, even if it is rezoned to "Agricultural". This local zoning can be quickly at the whim of the local council and developers, as recently occurred in nearby South Campbell Heights last year.

Please protect it by placing it in the ALR, so future generations can continue to have a reliable food supply.

Thank you.

Lindsay and Colin Shirley

[REDACTED]

Langley, BC

[REDACTED]

**From:** [sherry hubert](#)  
**To:** [ALC Referrals ALC:EX](#)  
**Subject:** File 66884  
**Date:** January 22, 2023 1:11:39 PM

---

**[EXTERNAL] This email came from an external source. Only open attachments or links that you are expecting from a known sender.**

Subject: Re: file 66884, in support of Proposed inclusion of federal land at 192nd and 36th in ALR

I am in support of placing the farmlands, at 192nd and 36th Avenue in Surrey, into the ALR.

This land has been farmed since 1974 its ability to have early crops available locally

Is a benefit to the planet with less vehicle traffic coming from the USA

We need to keep the land in the ALR to make B.C. more self sufficient on our food source

And not rely on other countries so much.

Protect this land by placing it in the ALR, so future generations can have a good reliable food source

The potatoes from this land are delicious and look forward to them every year!!

Sherry Hubert



Langley B.C.

Sent from [Mail](#) for Windows



**From:** [Mary Schaefer](#)  
**To:** [ALC Referrals ALC:EX](#)  
**Subject:** Heppell Farm agricultural land  
**Date:** January 22, 2023 1:09:06 PM

---

**[EXTERNAL] This email came from an external source. Only open attachments or links that you are expecting from a known sender.**

To whom it may concern,

I am writing to strongly encourage everyone who has authority related to the decision on the future of the Heppell Farm to ensure it becomes part of the agricultural land reserve.

Over the years I have observed the bounty this property can produce and I am convinced that it is essential that we keep this land in agricultural use. With the need for feeding our expanding population with locally grown food and the threats to our food supply from climate change, this seems like a no brainer to me.

Thank you

**From:** [Randall Schaefer](#)  
**To:** [ALC Referrals ALC:EX](#)  
**Subject:** Heppell Farm agricultural land  
**Date:** January 22, 2023 12:58:44 PM

---

**[EXTERNAL] This email came from an external source. Only open attachments or links that you are expecting from a known sender.**

To whom it may concern, I am writing to strongly encourage everyone who has authority related to the decision on the future of the Heppell Farm to ensure it becomes part of the agricultural land reserve.

Over the years I have observed the bounty this property can produce and I am convinced that it is essential that we keep this land in agricultural use. With the need for feeding our expanding population with locally grown food and the threats to our food supply from climate change, this seems like a no brainer to me.

Thank you

Randall Schaefer

**From:** [Geoff Dean](#)  
**To:** [ALC Referrals ALC:EX](#)  
**Subject:** Surrey's federal lands  
**Date:** January 22, 2023 12:09:05 PM

---

**[EXTERNAL] This email came from an external source. Only open attachments or links that you are expecting from a known sender.**

Dear ALC folks,

Please ensure that the lands in Surrey that are currently owned by the federal government become part of the lower mainland's agricultural land reserve, and that they are not allowed to be developed for industrial or residential use. Surrey still has lots of land that can be used for those non-agricultural purposes.

Thank you.

Geoff Dean

[REDACTED] Surrey, BC [REDACTED]

**From:** [Graham Wardle](#)  
**To:** [ALC Referrals ALC:EX](#)  
**Subject:** Request for Proposed ALR Inclusion of Federal Lands in the City of Surrey  
**Date:** January 22, 2023 11:50:34 AM

---

**[EXTERNAL] This email came from an external source. Only open attachments or links that you are expecting from a known sender.**

Dear Agricultural Land Commission,

I am writing to request your consideration of the Proposed ALR Inclusion of Federal Lands in the City of Surrey. Specifically, I would like to request the following:

That the Federal Government keeps all 300 acres of this parcel in agriculture, forests and streams by granting a long-term lease to a local farmer and applying to the Provincial Agricultural Land Commission to include it in the ALR.

That the City of Surrey amends its Official Community Plan to prevent the land from conversion to any use other than farming and forest.

As you know, productive farmland is disappearing at an alarming rate all over the world. With food prices rising quickly due to factors such as war in the Ukraine, droughts across the globe including in California and constrained supply chains, it is clear that local food security is a top-of-mind topic in BC. In this context, it is crucial that BC's earliest, most reliable farmland is not sold for development into industrial buildings.

Thank you for your time and consideration.

Sincerely,  
Graham Wardle

**From:** [Joyce Rostron](#)  
**To:** [ALC Referrals ALC:EX](#)  
**Subject:** Re: Proposed Inclusion of Surrey Federal Lands in the Agricultural Land Reserve  
**Date:** January 22, 2023 11:43:23 AM

---

**[EXTERNAL] This email came from an external source. Only open attachments or links that you are expecting from a known sender.**

Hello,

I am in full support of the proposed inclusion of Surrey Federal Lands in the ALR.

As a long-time resident of Metro Vancouver, we need, more than ever due to climate change, fertile land in which to grow food locally and sustainably to harness food security now and into the future. Without any hesitation and to do the right thing, my dollars 100% support our farmers who work hard to sustain our food supply in this region. We need to protect this valuable land by including it into the Agricultural Land Reserve.

Sincerely,

Joyce Rostron  
Burnaby, BC

**From:** [Samantha Craig](#)  
**To:** [ALC Referrals ALC:EX](#)  
**Subject:** Save the Heppel Farmland  
**Date:** January 22, 2023 11:38:14 AM

---

**[EXTERNAL] This email came from an external source. Only open attachments or links that you are expecting from a known sender.**

To whom it may concern,

As a 30-something who has grown up and still lives in the South Surrey area, it is great to see the development that has come to the area, however, we're getting past the point where I wonder "at what cost"?

We've slowly been developing all the agricultural land in Campbell Heights for industrial warehouses while simultaneously building housing for thousands more just down the road in the Grandview Heights area.

I'm constantly wondering how we expect to be self-sufficient as a province or even as a country if we're developing all of our agricultural lands while our population is constantly increasing due to immigration. This isn't a conversation about immigration and I think it's great, but if we can't support our population we are going to face increasing food insecurity in the coming decades.

If I'm being honest I'm getting a bit scared as it doesn't seem like our government officials have our best interest at heart.

Given the upcoming vote, I wanted to ensure I voiced my thoughts.

Thanks for your time,  
Samantha Craig



**From:** [Christopher Trevelyan](#)  
**To:** [ALC Referrals ALC:EX](#)  
**Subject:** ALR Public Hearing  
**Date:** January 22, 2023 11:21:11 AM

---

**[EXTERNAL] This email came from an external source. Only open attachments or links that you are expecting from a known sender.**

To whom it may concern,

Regarding the public hearing on the inclusion of federal land within the City of Surrey into the ALR in the Jan 23<sup>rd</sup> 2023, I SUPPORT including this land in the ALR.

Best Regards,  
Christopher Trevelyan  
White Rock BC

Sent from [Mail](#) for Windows



**From:** [Sarah Dennis](#)  
**To:** [ALC Referrals ALC:EX](#)  
**Subject:** ALR land 192/196th  
**Date:** January 22, 2023 11:00:16 AM

---

[EXTERNAL] This email came from an external source. Only open attachments or links that you are expecting from a known sender.

Hi Mike,

Myself and neighbours have been emailing several levels of government for 3 years now. After the Federal Government decided the land was surplus and decided it was best to dispose of it, we have been voicing our concerns on how it should be protected. This is my first time contacting you; In the past I have been in contact with Lana Popham, Andrew Mercier, Megan Dykeman, Tako Van Popta, Kerry-Lynne Findlay, all the members of City council and Mayor in the Township of Langley, along with the City of Surrey. Plus several non profit environmental groups and regular communication with Heppells. I am so glad to see that the Government is finally listening and taking the right steps to protect the land. I also wanted to add that there is a small area of the land that is forest and home to a variety of birds, including an Aerie of Eagles (at least 20), owls, hawks, and so much more. The forest is also home to deer, rabbits, and a river that is a part of a salmon run. So please consider protecting this small piece of forest along with the farm land. You will receive a lot of emails from people just hearing about this farm land for the first time, their main concern is food security, which is so important! But there are a group of us that have been passionate about this land for years and have worked so hard to be heard, so please hear what we have to say and consider our requests. I will be at the meeting tomorrow and would love the opportunity to speak.

We have created a website to provide people with information and history on the land, [beautifulbrookswood.com](http://beautifulbrookswood.com). I also created a facebook group a few years back for those interested in protecting the land.

Thank you.  
Warm regards,

Sarah Dennis

Sent from my iPad

**From:** [Fern Cafe](#)  
**To:** [ALC Referrals ALC:EX](#); [mayor@surrey.ca](mailto:mayor@surrey.ca)  
**Subject:** ATTN: Protecting BC Farmland  
**Date:** January 22, 2023 10:44:46 AM

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**[EXTERNAL] This email came from an external source. Only open attachments or links that you are expecting from a known sender.**

Hello,

Thanks for taking a moment to read my email today.

As a local BC family owned restaurant I wanted to put forward my concerns! Not only has inflation been able to take local businesses out for good, but left the ones still operating to struggle. Taking away 70% of BC potato supply will make a vast amount of local restaurants and businesses suffer. The price to bring in potatoes from outside suppliers (outside of Canada) will be a significant price increase for something that should be affordable. Not to mention hurting our local economy even more. We should be supporting local farmers always. I feel that BC has always been the leading example for this and it would be quite a shame to proceed with taking away what Heppells farmland has been doing since 1920.

Not only do we go through hundreds of dollars in Heppells potatoes a week but thousands a month.

Please do not take away more farmland.

Thank you,  
Tamara, Braden, and Magnus Parks

--

Fern Cafe and Bakery  
Unit 1 - 1115 North Park Street  
Victoria, BC  
250-590-3376  
[www.ferncafeandbakery.ca](http://www.ferncafeandbakery.ca)  
Owners: Tamara and Braden Parks

**From:** [Valerie Williams](#)  
**To:** [ALC Referrals ALC:EX](#)  
**Subject:** Inclusion of Cloverdale Federal farmland into ALR  
**Date:** January 22, 2023 10:11:44 AM

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[EXTERNAL] This email came from an external source. Only open attachments or links that you are expecting from a known sender.

We are VERY concerned that the federal government is planning to sell this land. How could you be so short sighted. We need to eat and we need to eat local. Governments seem to only see the \$ they will receive which will be spent very quickly, not on anything lasting. Our population is growing so fast, and this is agricultural land with rich soil that is producing food. Climate change!

We rely on fresh food from California and further away which involves long distance transportation. We must produce more of our own!

If sold it will be turned into more warehouses which causes more heat for heat domes.

California, Arizona and others have water shortage issues so they will be sending us less, not more.

Turn it into a work experience farm with rehabilitation support to help some drug addicts get their lives back, or....

The bottom line, Please keep our farmland producing food for us!!!!

Thank You.

Ed and Valerie Williams

Surrey BC

Sent from my iPhone

**From:** [PRINCESS AND THE PEA HOTEL](#)  
**To:** [ALC Referrals ALC:EX](#)  
**Subject:** Fwd: 3884 192 st sign location  
**Date:** January 22, 2023 9:39:09 AM

---

**[EXTERNAL] This email came from an external source. Only open attachments or links that you are expecting from a known sender.**

Correct address

Sent from my iPhone

Begin forwarded message:

**From:** PRINCESS AND THE PEA HOTEL [REDACTED]  
**Date:** January 22, 2023 at 7:09:32 AM PST  
**To:** [ALCReferrals@gov.bc.ca](mailto:ALCReferrals@gov.bc.ca)  
**Subject:** 3884 192 st sign location

Regarding inclusion

I find it very disappointing that the sign in front of the property is placed in a location where it is very inaccessible.

The sign should've been placed at the entrance to the driveway and this would have allowed for a person in a wheelchair to stop and get close enough to the sign to read the QR code

I am going to file a complaint with the provincial government about how this process has been handled, but it would almost seem like they are trying to avoid people being able to read the sign

All of 192 street is no parking, so the only way to get to the sign is along the side of the road and walk a significant distance

A person in a wheelchair could not get close to the sign because of the high curb in front of it.

This is very concerning and very disappointing.

Wally Martin

[REDACTED]  
Langley BC

[REDACTED]  
Sent from my iPhone

**From:** [Sion Davies](#)  
**To:** [ALC Referrals ALC:EX](#)  
**Subject:** Save agriculture food land!!  
**Date:** January 22, 2023 9:34:27 AM

---

[EXTERNAL] This email came from an external source. Only open attachments or links that you are expecting from a known sender.

ALR land is being taken at an alarming rate, don't let it happen. Everyday Canada creeps ever so closer to struggling to feed its people and turning into a third world country

Let's make it so all Canadians can purchase food affordably and sustainably and better yet, let's feed other people in need across the world

**From:** [Sheri Hunter](#)  
**To:** [ALC Referrals ALC:EX](#)  
**Subject:** File 66884  
**Date:** January 22, 2023 9:23:17 AM

---

**[EXTERNAL] This email came from an external source. Only open attachments or links that you are expecting from a known sender.**

**Subject: Re: file 66884, in support of Proposed inclusion of federal land at 192nd and 36th in ALR**

I am in support of placing the farmlands, at 192<sup>nd</sup> and 36<sup>th</sup> Avenue in Surrey, into the ALR.

The land has been farmed since 1974 by the Heppell family, who have amended the soil over the years to provide good drainage and high quality soil. The location of the land is unique in that it can be planted in February, allowing crops to grow locally and be available to our grocery stores early in the season. It is in a microclimate that allows it to produce vegetables before other land in Canada. The land is extremely productive, providing 70% of British Columbia's domestic potatoes from May until August 1<sup>st</sup>. It also produces the majority of early carrots, parsnips, cabbage, and winter squash. This makes up approximately 50 million vegetable servings each year, feeding our population.

This is all local—so when California has a drought, or transportation is blocked due to floods or fires, this produce is still providing food to our families. Supplying food locally also reduces greenhouse gases produced by transportation from those distant locations. It is really important that we are able to have a reliable supply of local produce. We can't assume that another country, or other areas of our province, will grow and supply our food, in this time of changing temperatures and rainfall.

This farmland is essential for our food supply.

We cannot rely on the local Surrey City Council or Metro Vancouver to keep this farmland agricultural, even if it is rezoned to "Agricultural". This local zoning can be quickly at the whim of the local council and developers, as recently occurred in nearby South Campbell Heights last year.

Please protect it by placing it in the ALR, so future generations can continue to have a reliable food supply.

Thank you,

Sheri Hunter



Langley, BC

Sent from my iPhone



**From:** [PRINCESS AND THE PEA HOTEL](#)  
**To:** [ALC Referrals ALC:EX](#); [ALCReferrals@gov.bc.ca](mailto:ALCReferrals@gov.bc.ca)  
**Subject:** inclusion of land at 3884 192 St Surrey BC  
**Date:** January 22, 2023 9:09:53 AM

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**[EXTERNAL] This email came from an external source. Only open attachments or links that you are expecting from a known sender.**

To Agricultural Land Commission

Please include the land at 3884 192 St in the Agricultural Land Reserve  
This land is vital to the food supply for BC and needs to be kept in agricultural production.  
Do not allow any other use on this land

Wally Martin

[REDACTED]

Langley BC

[REDACTED]

**From:** [CARL HUNTER](#)  
**To:** [ALC Referrals ALC:EX](#)  
**Subject:** Re: file 66884, in support of Proposed inclusion of federal land at 192nd and 36th in ALR  
**Date:** January 22, 2023 8:53:50 AM

---

**[EXTERNAL] This email came from an external source. Only open attachments or links that you are expecting from a known sender.**

I am in support of placing the farmlands, at 192<sup>nd</sup> and 36<sup>th</sup> Avenue in Surrey, into the ALR.

The land has been farmed since 1974 by the Heppell family, who have amended the soil over the years to provide good drainage and high quality soil. The location of the land is unique in that it can be planted in February, allowing crops to grow locally and be available to our grocery stores early in the season. It is in a microclimate that allows it to produce vegetables before other land in Canada. The land is extremely productive, providing 70% of British Columbia's domestic potatoes from May until August 1<sup>st</sup>. It also produces the majority of early carrots, parsnips, cabbage, and winter squash. This makes up approximately 50 million vegetable servings each year, feeding our population.

This is all local—so when California has a drought, or transportation is blocked due to floods or fires, this produce is still providing food to our families. Supplying food locally also reduces greenhouse gases produced by transportation from those distant locations. It is really important that we are able to have a reliable supply of local produce. We can't assume that another country, or other areas of our province, will grow and supply our food, in this time of changing temperatures and rainfall.

This farmland is essential for our food supply.

We cannot rely on the local Surrey City Council or Metro Vancouver to keep this farmland agricultural, even if it is rezoned to "Agricultural". This local zoning can be quickly at the whim of the local council and developers, as recently occurred in nearby South Campbell Heights last year.

Please protect it by placing it in the ALR, so future generations can continue to have a reliable food supply.

Thank you,

Carl Hunter



Langley, BC

**From:** [Dorothy Trommel](#)  
**To:** [ALC Referrals ALC:EX](#)  
**Subject:** Support for the Inclusion of Federal Land on 192nd Street to the ALR  
**Date:** January 22, 2023 6:53:14 AM

---

**[EXTERNAL] This email came from an external source. Only open attachments or links that you are expecting from a known sender.**

Good morning.

This email is to encourage the inclusion of the farmland on 192nd street into the ALR. At this time it is more critical than ever to protect our very productive farmland. We need to ensure that we have local food and water for the future generations. In the wake of climate change and recent floods it is critical that we keep our best, well draining farmland protected. It is time to protect our water and food sources from development.

I hope the stakeholders involved will make the right decision and ensure we have locally grown produce for many years to come.

Thank you for your time and consideration.  
Sincerely,

Dorothy Trommel  
White Rock, BC.



**From:** [Robyn Freiheit](#)  
**To:** [ALC Referrals ALC:EX](#)  
**Subject:** Save the Farmland Plea  
**Date:** January 22, 2023 4:11:23 AM

---

**[EXTERNAL] This email came from an external source. Only open attachments or links that you are expecting from a known sender.**

Hello,

My name is Robyn Freiheit. I am Surrey born-and-raised and a grand-daughter of Portuguese immigrants who were successful farmers in Richmond/Steveston for the course of 5 decades.

I am contacting you on behalf of the public hearing to be hosted tomorrow (Jan 23rd) at Kwantlen Polytechnic University in relation to the [Save the Farmland](#) Petition regarding the farmland between 192nd and 36th which is at stake to be developed into industrial land.

I sadly cannot attend this session as I am now based in Porto, Portugal, however, I want to ensure that my presence is recognized despite not being able to attend in person. I am a Food Insecurity Specialist, having dedicated my Master's of Public Health thesis on the topic of contextual factors influencing food insecurity, and seeing what is happening in Canada, and more specifically in the Lower Mainland is extremely upsetting from afar.

While studying in Portugal, my colleagues would never believe me when I told them that food security is an ongoing issue in my home country- a country that is perceived to look after it's individuals as one of the "premier" developed countries said to lead by example. As the Lower Mainland continues to densify, it is losing sight of food sovereignty, and placing more emphasis on food imports - which not only drive up costs (due to transport and supply and demand), but also have immense environmental costs (further drought, pollution, etc.). Additionally, the concept of commodity over community intensifies as we continue to alienate our farming community, making it more difficult for them to survive and provide for our local citizens.

I do not understand why we could possibly need yet another industrial plot in one of the most crucial lands for food production in BC when we have plenty of land throughout our large province which is perhaps less desirable for agricultural purposes. It does not make sense and something needs to be done.

I am happy to speak to anyone involved in this initiative at the grassroots movement or at a higher political level to be able to re-emphasize the importance of this land being protected for agricultural use, and create a further case why this motion for

industrial development cannot occur here.

Best,  
Robyn Freiheit

**Robyn Freiheit**



[LinkedIn](#) | [Twitter](#)

**From:** [expatmum](#)  
**To:** [ALC Referrals ALC:EX](#)  
**Subject:** Inclusion of Cloverdale Federal farmland into ALR  
**Date:** January 22, 2023 1:28:55 AM

---

**[EXTERNAL] This email came from an external source. Only open attachments or links that you are expecting from a known sender.**

This land should stay within the ALR and not be resined for development. The value in this land is to be able to provide safe healthy food locally. Please do not leave us vulnerable by selling it off to the highest bidder.

Sincerely  
Kate Unrau

**From:** [Janine Fojt](#)  
**To:** [ALC Referrals ALC:EX](#)  
**Subject:** Inclusion of Cloverdale Federal farmland into ALR  
**Date:** January 21, 2023 10:34:35 PM

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[EXTERNAL] This email came from an external source. Only open attachments or links that you are expecting from a known sender.

LET HIM KEEP HIS LAND

JANINE FOJT

Sent from my iPhone



**From:** [Jules Davis](#)  
**To:** [ALC Referrals ALC:EX](#)  
**Subject:** Please do not take ALC file 66884 out of ALR  
**Date:** January 21, 2023 9:57:18 PM

---

**[EXTERNAL] This email came from an external source. Only open attachments or links that you are expecting from a known sender.**

To whom it may concern at the Agricultural Land Commission,

[ALC.Referrals@gov.bc.ca](mailto:ALC.Referrals@gov.bc.ca)

Reference ALC file 66884 which is farm land.

It looks like there is a proposal to convert the ALR Land on 192nd Surrey. Please do not take more farm land out of the ever dwindling reserve of our precious ALR in what is some of the most fertile land in this part of BC. And yet we seem to keep having more and more farms picked up and sold off to people who want to build big mansions or to store cars in barns meant to house tractors, farm animals rather than to have the land used to grow the very sustenance that we collectively depend on. Even if the land were to grow just hay, that hay feeds livestock who contribute to feeding people as well. We often see potatoes, corn, pumpkins, cabbage, all sorts of berries but mostly blueberries and several other staples. It is valid to consider that not only the land would be disturbed, but all of the other creatures who are supported by these ecosystems. Of course all of that hinges on the bioavailability of the land. Sadly the more that the land is bisected into smaller lots, the easier it is going to be for people to find reasons to develop it into homes and industry.

Please do not accept the proposal to convert the ALR land.

Thank you,

Julian Davis  
Delta, BC

**From:** [Tina Jones](#)  
**To:** [ALC Referrals ALC:EX](#)  
**Subject:** File 66884, support of proposed ALR inclusion at 192nd and 36thave  
**Date:** January 21, 2023 9:50:06 PM

---

[EXTERNAL] This email came from an external source. Only open attachments or links that you are expecting from a known sender.

To: [ALC.Referrals@gov.bc.ca](mailto:ALC.Referrals@gov.bc.ca)  
Subject: Re: file 66884, in support of Proposed inclusion of federal land at 192nd and 36th in ALR

I am in support of placing the farmlands, at 192nd and 36th Avenue in Surrey, into the ALR.


The land has been farmed since 1974 by the Heppell family, who have amended the soil over the years to provide good drainage and high quality soil. The location of the land is unique in that it can be planted in February, allowing crops to grow locally and be available to our grocery stores early in the season. It is in a microclimate that allows it to produce vegetables before other land in Canada. The land is extremely productive, providing 70% of British Columbia's domestic potatoes from May until August 1st. It also produces the majority of early carrots, parsnips, cabbage, and winter squash. This makes up approximately 50 million vegetable servings each year, feeding our population.

This is all local—so when California has a drought, or transportation is blocked due to floods or fires, this produce is still providing food to our families. Supplying food locally also reduces greenhouse gases produced by transportation from those distant locations. It is really important that we are able to have a reliable supply of local produce. We can't assume that another country, or other areas of our province, will grow and supply our food, in this time of changing temperatures and rainfall.

This farmland is essential for our food supply.

We cannot rely on the local Surrey City Council or Metro Vancouver to keep this farmland agricultural, even if it is rezoned to "Agricultural". This local zoning can be quickly at the whim of the local council and developers, as recently occurred in nearby South Campbell Heights last year.

Please protect it by placing it in the ALR, so future generations can continue to have a reliable food source.

Tina Hubert  
  
Langley BC

**From:** [steve chitty](#)  
**To:** [ALC Referrals ALC:EX](#)  
**Subject:** Federal Lands/Hepplewhite Farm  
**Date:** January 21, 2023 7:44:41 PM

---

[EXTERNAL] This email came from an external source. Only open attachments or links that you are expecting from a known sender.

This is too add my name in support of the proposal to designate the subject property as Agricultural Land reserve. It is Important to preserve this land for productive food generation as well as the standing trees in this area for biodiversity and riparian protection.

Sincerely

Stephen Chitty

██████████ Surrey, B.C. ██████████

Sent from my iPad

**From:** [Dorothy Uhlman](#)  
**To:** [ALC Referrals ALC:EX](#)  
**Subject:** RE: ALC File 66884  
**Date:** January 21, 2023 7:40:19 PM

---

**[EXTERNAL] This email came from an external source. Only open attachments or links that you are expecting from a known sender.**

To the Agricultural Land Commission,

I strongly support including this 123.6 ha of land into the Provincial agricultural land reserve. This land is highly productive, producing some of the earliest Canadian crops, 30-50 million vegetable servings per year. Food security is critical for us all, never more so with climate change upon us.

Dorothy Uhlman  
Surrey Resident

**From:** [Laurie Irnie](#)  
**To:** [ALC Referrals ALC:EX](#)  
**Subject:** Proposed ALR Inclusion of Federal Lands in the City of Surrey  
**Date:** January 21, 2023 4:28:18 PM

---

**[EXTERNAL] This email came from an external source. Only open attachments or links that you are expecting from a known sender.**

Dear Mr. Bandy,

I am writing this email to you on behalf of my husband and myself.

We wish to register our support for the inclusion of the subject property on 192 St. into the ALR as we are unable to attend the Public Hearing.

We had lived and raised our family in Surrey for 55 years, like our parents and grandparents did. Our families have always supported local farmers and businesses over the years and have taught our children and grandchildren the importance of supporting our local farms and farmers as well. We have all learnt where our food comes from as children watching our local crops grow from planting and harvest to our table.

In these times of increasing food shortages and rising prices, it would seem to be a tragedy to lose this valuable piece of high food producing property. We are aware of the high demand for warehouse space in the area, but as hungry as the developers are for the land to build on, people are hungrier for the food that the land produces.

If we continue to give up food producing land in favor of development, with the increasing population, we will increasingly need to import our food from other areas. As we saw with the pandemic, any disruption in the chain causes panic, shortages and increased prices. With that in mind, we should be doing as much as possible to retain as much high food production land as possible. And records show that this piece of land is very high producing and its harvests are much earlier than other farms in the valley.

Respectfully submitted for your consideration,

Cliff & Laurie Irnie



108 Mile Ranch, BC

**From:** [Derek Polman-Tuin](#)  
**To:** [ALC Referrals ALC:EX](#)  
**Subject:** Inclusion of Cloverdale Federal farmland into ALR  
**Date:** January 21, 2023 4:09:17 PM

---

[EXTERNAL] This email came from an external source. Only open attachments or links that you are expecting from a known sender.

Good day,

I am astonished that Canada is willing to let prime farm land, land that which is used for food security to be developed for industrial use.... How can this happen?!?!?

Please do not allow this to happen. Food security is extremely important.

Concerned citizen of surrey and Canada

Derek Polman-Tuin

Sent from my iPhone



**From:** [Cathy Walker](#)  
**To:** [ALC Referrals ALC:EX](#)  
**Subject:** Support for "Federal Lands" farmland into ALR  
**Date:** January 21, 2023 3:09:05 PM

---

**[EXTERNAL] This email came from an external source. Only open attachments or links that you are expecting from a known sender.**

Dear Sirs:

This is great news!

We need more land into the ALR.

Thank you for ensuring these Federal Lands leased by the Heppell Family will be included in the ALR.

Sincerely yours,  
Cathy Walker

[REDACTED]

Surrey, BC,  
[REDACTED]

**From:** [Ingrid Stevenson](#)  
**To:** [ALC Referrals ALC:EX](#)  
**Subject:** Inclusion of Cloverdale Federal farmland into ALR  
**Date:** January 21, 2023 2:57:00 PM

---

[EXTERNAL] This email came from an external source. Only open attachments or links that you are expecting from a known sender.

To whom It May Concern

Please do everything possible to include this 305c acres of prime farmland into the Provincial Agricultural Land Reserve.

It is vitally important that these lands remain viable for current and future agricultural use.

Thank You

Ingrid and Craig Stevenson

[REDACTED]

Surrey,B.C.

[REDACTED]

**From:** [Dania Stachiw](#)  
**To:** [ALC Referrals ALC:EX](#)  
**Cc:** [Ashley Zarbatany](#)  
**Subject:** Federal farm lands  
**Date:** January 21, 2023 2:53:34 PM

---

**[EXTERNAL] This email came from an external source. Only open attachments or links that you are expecting from a known sender.**

To whom it may concern:

Please allow the Federal Lands in Surrey, BC into the ALR in order to preserve this rich farmland and keep it from being developed for other purposes.

Sincerely,

Dania Stachiw  
SCOEE Representative  
Saanich North and the Islands  
NDP Executive

**From:** [J. Bailly](#)  
**To:** [ALC Referrals ALC:EX](#)  
**Subject:** Inclusion of Cloverdale Federal farmland into ALR  
**Date:** January 21, 2023 2:28:00 PM

---

[EXTERNAL] This email came from an external source. Only open attachments or links that you are expecting from a known sender.

I am 100% against the subdivision of farmland. Where does it end????? Keep farmland the way it is. The lower mainland is unrecognizable. So many developments and industrial areas.

Absolutely hate living here now. What once was a beautiful, affordable area is now so commercial.

What happened to “beautiful” BC!!!

KEEP THE FARM LAND!!!!

Sent from my iPhone

**From:** [Julie Mason](#)  
**To:** [ALC Referrals ALC:EX](#)  
**Subject:** Heppell Farm -request to be included in ALR  
**Date:** January 21, 2023 11:50:25 AM


---

**[EXTERNAL] This email came from an external source. Only open attachments or links that you are expecting from a known sender.**

Good morning,

I am a resident in Surrey, British Columbia and  
I am writing to request that the Heppell Farmland be included in the ALR. This highly  
productive land is so important for food stability within the lower mainland.  
It is of critical importance because it is fertile and out of the floodplain area. With the Climate  
Crisis, and ever-increasing extreme weather events, we need to be protecting such areas for  
sustainability.

Please protect this land by including it as ALR.

Sincerely,  
Julie Ainscow  
Surrey, B.C.  


Get [Outlook for Android](#)

**From:** [Shannon Perka](#)  
**To:** [ALC Referrals ALC:EX](#); [mayor@surrey.ca](mailto:mayor@surrey.ca)  
**Cc:** [Helena.Jaczek@parl.gc.ca](mailto:Helena.Jaczek@parl.gc.ca); [francois-philippe.champagne@parl.gc.ca](mailto:francois-philippe.champagne@parl.gc.ca); [Marie-Claude.Bibeau@parl.gc.ca](mailto:Marie-Claude.Bibeau@parl.gc.ca)  
**Subject:** Protect BC Farmland  
**Date:** January 21, 2023 11:46:56 AM

---

**[EXTERNAL] This email came from an external source. Only open attachments or links that you are expecting from a known sender.**

Hi,

I am writing to convey my support in protecting the farmland on 192 St at 36 Ave in Surrey, BC. The federal government has recently announced the entire 300-acre property (220 acres of farm and 80 acres of forests and streams) is “surplus to its requirements” and it may be sold.

Governments at all levels have been expressing concern about Canada’s threatened food security and claim to want Canadian consumers to obtain more of their food from local farmers.

Last season, approximately 70% of BC’s domestic potatoes were produced from this farmland from spring to mid-summer. Cabbage, parsnips, carrots and much of the squash production in Canada also starts here. No other parcel produces so much of BC’s local field vegetable supply at this time of year.

I urge the federal government to keep all 300 acres of this property in agriculture, forests and streams, either by granting a long-term lease to a local farmer or by applying to the Provincial Agricultural Land Commission to include it in the ALR.

I also encourage the City of Surrey to amend the Official Community Plan to prevent this land from conversion to any use other than farming.

Please save our farmland!

Thank you,  
Shannon Perka

**From:** [Ed Wakaryk](#)  
**To:** [ALC Referrals ALC:EX](#)  
**Subject:** Inclusion of Cloverdale Federal farmland into ALR  
**Date:** January 21, 2023 11:37:04 AM

---

[EXTERNAL] This email came from an external source. Only open attachments or links that you are expecting from a known sender.

To whom it may concern: I would like to be heard as to keeping the farmland as farmland in the A L R. We need farms to produce vegetables and potatoes for food to feed the people. This is very important to keep farms in the ALR as farmlands are becoming extinct. Where would we get our food from - The U. S and pay high prices to feed our families? Local farms supply foods that keep the prices down that families can afford. Please, Please consider keeping this farmland for Heppell's to farm and supply us with foods we need. I plan on attending the meeting to voice my opinion for Heppell's and the farmland. Thank you Ed Wakaryk

Ed Wakaryk

[REDACTED]  
Langley, B. C. [REDACTED]  
[REDACTED]



**From:** [Susan Hughes](#)  
**To:** [ALC Referrals ALC:EX](#)  
**Subject:** Protect South Surrey Farmland  
**Date:** January 21, 2023 11:28:08 AM

---

**[EXTERNAL] This email came from an external source. Only open attachments or links that you are expecting from a known sender.**

I urge you to designate the 305 acres of land in South Surrey, of which the Heppells lease 220 acres, part of the Agricultural Land Reserve, protecting it from future development into a business centre and warehouses.

“It produces some of the earliest vegetable (crops) – not just for Western Canada but for all of Canada ... there’s between 30 to 50 million vegetable servings that come from that one property alone and that’s enough to feed Metro Vancouver residents for 2-3 weeks,” as Surrey City Councillor Linda Annis reported.

According to *The Peace Arch News*, “The Heppells’ yearly crops include potatoes, cabbages, carrots, parsnips and squash, which are sold in grocery stores and at farmers markets around the province.”

We cannot afford to lose valuable farmland and further our reliance on importing of produce, which will increase food insecurity in the province.

Thank you.

Sincerely,

Susan Hughes

[REDACTED]  
SURREY, BC [REDACTED]

**From:** [Bryanna Miller](#)  
**To:** [ALC Referrals ALC:EX](#)  
**Subject:** Potato farm  
**Date:** January 21, 2023 11:27:34 AM

---

[EXTERNAL] This email came from an external source. Only open attachments or links that you are expecting from a known sender.

Reference ALC file 66884. Land on 192nd Surrey.

It had been drawn to many peoples attention that they are considering developing the potato farm here in Surrey BC. This is a horrible idea.

Why take away our local farms when it's here available and working? We don't need to have it shipped in when we can clearly grow our own.

Taking away BC farms is only going to bring down our economy. This is shameful and I hope you reconsider.

People are already struggling with the price of food as is.

I hope you read this along with many other emails discouraging the development plan.

Sincerely, a concerned BC citizen

**From:** [Hugh Thomas](#)  
**To:** [ALC Referrals ALC:EX](#)  
**Subject:** Proposed ALR Inclusion of Federal Lands in the City of Surrey  
**Date:** January 21, 2023 11:12:28 AM  
**Attachments:** [Letter to ALC re Heppell farm Jan 2023.pdf](#)

---

**[EXTERNAL] This email came from an external source. Only open attachments or links that you are expecting from a known sender.**

Hello Mr. Bandy,

I am writing on behalf of the South Cariboo Sustainability Society, based in 100 Mile House, BC.

We would like to express our strong approval of the proposal to include the Heppell farm in Surrey in the BC ALR.

I have attached a pdf letter with this email.

Thank you for considering our input on this issue as concerned citizens of BC.

Hugh Thomas  
South Cariboo Sustainability Society  
100 Mile House, BC

South Cariboo Sustainability Society  
c/o PO Box 737  
108 Mile Ranch, BC V0K 2Z0  
250-791-7284 or 250-395-4103

Jan 16, 2023

Mike Bandy  
ALC Regional Planner  
BC Agricultural Land Commission  
Burnaby, BC

Dear Mr. Bandy,

Re: Planned sale of Heppell Farm land in Surrey, BC

I am writing on behalf of the Directors of the South Cariboo Sustainability Society (SCSS) to express our concern over the possible sale of the land currently used by the Heppell Potato Farm in Surrey, BC.

We understand that it is presently owned by the Federal Government, and is considered non essential for Federal requirements. This land is currently not protected by being in the BC Agricultural Land Reserve (ALR).

We strongly believe that such a piece of highly productive BC farmland should be preserved by putting it into the ALR so that it can continue to be used for local food production.

If this land is not protected and comes onto the open market it will likely be snapped up and developed for industrial or residential purposes. The population of BC would become even more dependent on distant food sources such as USA and Mexico.

The SCSS is dedicated to issues of sustainability and local food production. We are located in 100 Mile House, BC. With recent wildfires and flooding events we have been made very aware of the dangers of relying on goods transported from great distances.

Thank you for reading this letter.

Sincerely,

Hugh Thomas  
Chair, South Cariboo Sustainability Society (SCSS)  
100 Mile House, BC

**From:** [Jim Crighton](#)  
**To:** [ALC Referrals ALC:EX](#)  
**Subject:** Save it forever  
**Date:** January 21, 2023 11:04:47 AM

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**[EXTERNAL] This email came from an external source. Only open attachments or links that you are expecting from a known sender.**

One of the things we have from Premier Dave Barrett is the ALR, it needs to be used in Surrey to save what is known as Hepple Farm. My fellow NDP members have stated many times over the years how we must always work towards food independence. Although we have a beautiful province to live in, full of natural wonder, most of it is not agriculturally friendly, we do have limited farmlands, and land like this, right at our population base couldn't be more important! We truly need this land. At no cost to us, in reality, it could, should, and would remain farmland for all times if we disregard short term profit to our Federal government long term food independence to us, you as a government, the rest as participants and shareholders of the future of British Columbia.

Regards,  
Jim and El Crighton

**From:** [ELLEN EDWARDS](#)  
**To:** [ALC Referrals ALC:EX](#)  
**Subject:** Preserve Heppell Farm  
**Date:** January 21, 2023 11:00:27 AM

---

**[EXTERNAL] This email came from an external source. Only open attachments or links that you are expecting from a known sender.**

My vote, as a former longtime Surrey resident, is to preserve the Heppell Farm in perpetuity, as an important agricultural area.

The Heppell Farm produces millions of vegetables every year, valuable to all areas, near and far.

**Yes, include the Heppell Farm in the ALR, forever.**

I agree with the Commission report:

"Given the longstanding agricultural use and productivity of the properties, the Commission considers that the lands may be suitable for inclusion to the ALR. The ALR designation would apply a layer of provincial land use legislation (the ALCA and ALR Regulations) to the lands to preserve their availability for current and future agricultural use."

Please include my supportive vote,

\*Ellen Edwards

[REDACTED]  
New Westminster, BC, [REDACTED]  
[REDACTED]

\*active for many years with Green Timbers Heritage Society, Surrey Historical Society, Langley Heritage Society, Fraser Valley Heritage Railway Society, New Westminster Historical Society.

**From:** [Ruth Bull](#)  
**To:** [ALC Referrals ALC:EX](#)  
**Subject:** SAVE FARMLAND IN SURREY  
**Date:** January 21, 2023 10:30:51 AM

---

[EXTERNAL] This email came from an external source. Only open attachments or links that you are expecting from a known sender.

The 220-acre parcel of land that Tyler Heppell's family has leased from the federal government and farmed for half a century, located at 192 Street and 36 Avenue, is a highly productive parcel of farmland that should be included in the Agricultural Land Reserve.

The unusually high production each year of this parcel of land, coupled with the increasing need for locally grown food that comes with increase in climate change as well as growing population of the Lower Mainland is certainly enough reason to include this land for continued food production and protection by designation to ALR.

I urge you to act responsibly by saving this farmland .  
Thank you .

Ruth Bull  
Surrey Citizen



**From:** [Pat McCutcheon](#)  
**To:** [ALC Referrals ALC:EX](#)  
**Subject:** Provincial Agricultural Land Reserve  
**Date:** January 21, 2023 10:25:12 AM

---

**[EXTERNAL] This email came from an external source. Only open attachments or links that you are expecting from a known sender.**

Please register my support for including the 123.6 ha parcel of land located at 192 Street and 36 Avenue in Surrey. It has always been important to protect scarce and valuable agriculture land but is even more more so now. The negative effects of climate change on food production and supply chains are evident everywhere. BC needs to become more resilient by aggressively protecting our valuable agricultural land.

Please take the long term view and include this parcel of land in the BC Agricultural Land Reserve.

Regards,  
Pat McCutcheon

[REDACTED]

Surrey, BC

[REDACTED]

**From:** [Janet Hooft](#)  
**To:** [ALC Referrals ALC:EX](#)  
**Subject:** FW: Heppell's farm on 192st  
**Date:** January 21, 2023 10:01:26 AM

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**[EXTERNAL] This email came from an external source. Only open attachments or links that you are expecting from a known sender.**

Sent from [Mail](#) for Windows

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**From:** [Janet Hooft](#)  
**Sent:** Saturday, January 21, 2023 9:53 AM  
**To:** [ALCReferrals@gov.bc.ca](mailto:ALCReferrals@gov.bc.ca)  
**Subject:** Heppell's farm on 192st

It is very important that this vital farm is saved from being sold off as industrial land. It supplies so much food for the lower mainland. Located close to consumers it arrives fresher and causes less pollution transporting it. The soil is unique in that produce can be grown earlier in the season. Keep the quality of our food up and supply us with fresh food sooner! For the sake of our health please allow this land to be continued to be used as farmland!!!

Sent from [Mail](#) for Windows

**From:** [Caroline Caz](#)  
**To:** [ALC Referrals ALC:EX](#)  
**Subject:** Heppell farm,  
**Date:** January 21, 2023 9:57:05 AM

---

**[EXTERNAL] This email came from an external source. Only open attachments or links that you are expecting from a known sender.**

Agricultural Land Commission,

I have become aware that you are holding a meeting on January 23rd to decide the fate of the Heppell's agricultural farmland.

Unfortunately, I will not be able to attend. However, I want you to note that I am completely against the decision to turn this land into industrial land. It seems that the federal government is more concerned about money than they are about the needs of the country. We need to be protecting our farm land, not destroying it. It is vital that the decision to convert this land is reconsidered. Not only did the Heppell Farm supply BC with 70% of its potatoes last year, it also produces cabbage, parsnips, carrots and squash.

This is a family-run business that is committed to helping the community. They hold Ugly Potato days in which the potatoes that do not meet the standards to be sold to the public are given away in exchange for donations to the food bank. There are few other farms this committed to supporting the community and aiding in food accessibility. Not to mention, given the current climate crisis, we need to be prioritizing local producers instead of becoming more reliant on foreign imports.

As the sector responsible for protecting farmland in BC, I urge you to advocate for the protection of this land within the Agricultural Land Reserve. Losing this 100-year old farm would be a tragedy: the Heppell Potato Corp. is an irreplaceable part of BC and your decision will have far-reaching impacts. Please join me in supporting local farms; thus, showing compassion towards the prominent issue of food security.

Thank you,

Caroline Fill

Sent from [Outlook for iOS](#)

**From:** [Lindsey Treleaven](#)  
**To:** [ALC Referrals ALC:EX](#); [mayor@surrey.ca](mailto:mayor@surrey.ca)  
**Cc:** [Helena.Jaczek@parl.gc.ca](mailto:Helena.Jaczek@parl.gc.ca); [francois-philippe.champagne@parl.gc.ca](mailto:francois-philippe.champagne@parl.gc.ca); [Marie-Claude.Bibeau@parl.gc.ca](mailto:Marie-Claude.Bibeau@parl.gc.ca)  
**Subject:** Protect BC Farmland  
**Date:** January 21, 2023 9:52:38 AM

---

**[EXTERNAL] This email came from an external source. Only open attachments or links that you are expecting from a known sender.**

Good day,

I am writing to convey my support in protecting the farmland on 192 St at 36 Ave in Surrey, BC. The federal government has recently announced the entire 300-acre property (220 acres of farm and 80 acres of forests and streams) is “surplus to its requirements” and it may be sold.

Governments at all levels have been expressing concern about Canada’s threatened food security and claim to want Canadian consumers to obtain more of their food from local farmers.

Last season, approximately 70% of BC’s domestic potatoes were produced from this farmland from spring to mid-summer. Cabbage, parsnips, carrots and much of the squash production in Canada also starts here. No other parcel produces so much of BC’s local field vegetable supply at this time of year.

I urge the federal government to keep all 300 acres of this property in agriculture, forests and streams, either by granting a long-term lease to a local farmer or by applying to the Provincial Agricultural Land Commission to include it in the ALR.

I also encourage the City of Surrey to amend the Official Community Plan to prevent this land from conversion to any use other than farming.

Please save our farmland!

Thank you,  
Lindsey Treleaven

**From:** [Sandy Hanawalt](#)  
**To:** [ALC Referrals ALC:EX](#)  
**Subject:** Heppell Farms application  
**Date:** January 21, 2023 9:35:35 AM

---

**[EXTERNAL] This email came from an external source. Only open attachments or links that you are expecting from a known sender.**

We think it is so important to save valuable farmlands that feed BC. These fields, with their sandy soil, allow crops to be planted early in the spring, much earlier than alot of the farm lands in the Fraser Valley. These vegetables come to market earlier and provide ++food in the early spring months. Overall this farm produces 20-30 million vegetable servings). Please protect this acreage for our future food security. Canada depends so much on fresh food imports from the US & southern countries, but with global warming, we have no idea whether that will continue to be available in the quantity we need. There is plenty of other land that Surrey can develop for industry along 192nd Ave. We cannot continue to pave over land such as this without a negative future determinant for the sake of our children and grandchildren. We need to keep Canada's food production strong!

Kirby and Sandy Hanawalt

[REDACTED]  
Langley BC [REDACTED]  
[REDACTED]

**From:** [Terrena Phillips](#)  
**To:** [ALC Referrals ALC:EX](#)  
**Subject:** Heppell farm  
**Date:** January 21, 2023 9:25:54 AM

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**[EXTERNAL] This email came from an external source. Only open attachments or links that you are expecting from a known sender.**

Please designate the leased land on which the Heppell farm operates as a part of the ALR to protect it from future commercial use. Please save this important nutrient-rich farmland.

Terrena Phillips

**From:** [Robert W. Mackay](#)  
**To:** [ALC Referrals ALC:EX](#)  
**Subject:** Heppell/ALR Issue  
**Date:** January 21, 2023 9:09:18 AM

---

**[EXTERNAL] This email came from an external source. Only open attachments or links that you are expecting from a known sender.**

I am a Surrey resident. I am writing to express my support for the move to put this property into the Agricultural Land Reserve. We have a shortage of arable land in BC, and this is highly productive property. It must not be used except for food production.

Thank you.

Robert W. Mackay

[REDACTED]  
[REDACTED]

**From:** [Tami](#)  
**To:** [ALC Referrals ALC:EX](#)  
**Subject:** Reference ALC file 66884  
**Date:** January 21, 2023 8:40:08 AM


---

**[EXTERNAL] This email came from an external source. Only open attachments or links that you are expecting from a known sender.**

To Whom It May Concern

Please keep this land as farm land. If we learned nothing else from the pandemic it is that locally grown and processed food is extremely important. The only way to protect this is by the inclusion of threatened farm land in the ALC and by saying no to development on that farm land. Keeping the land as producing farm land also helps the environment, whereas developing it into industrial land does not help the environment or fight against climate change. We have to protect our farming operations, so please protect this land from industrialization.

Respectfully,

Tami Quiring  
Aldergrove BC  




**From:** [Holly Dickinson](#)  
**To:** [ALC Referrals ALC:EX](#)  
**Subject:** Re: file 66884, in support of Proposed inclusion of federal land at 192nd and 36th in ALR  
**Date:** January 21, 2023 8:00:21 AM

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**[EXTERNAL] This email came from an external source. Only open attachments or links that you are expecting from a known sender.**

Subject: Re: file 66884, in support of Proposed inclusion of federal land at 192nd and 36th in ALR

To Whom it May Concern,

Simply put- No Farmers, No Food.

I am in support of placing the farmlands, at 192<sup>nd</sup> and 36<sup>th</sup> Avenue in Surrey, into the ALR.

The land has been farmed since 1974 by the Heppell family, who have amended the soil over the years to provide good drainage and high quality soil. The location of the land is unique in that it can be planted in February, allowing crops to grow locally and be available to our grocery stores early in the season. It is in a microclimate that allows it to produce vegetables before other land in Canada. The land is extremely productive, providing 70% of British Columbia's domestic potatoes from May until August 1<sup>st</sup>. It also produces the majority of early carrots, parsnips, cabbage, and winter squash. This makes up approximately 50 million vegetable servings each year, feeding our population.

This is all local—so when California has a drought, or transportation is blocked due to floods or fires, this produce is still providing food to our families. Supplying food locally also reduces greenhouse gases produced by transportation from those distant locations. It is really important that we are able to have a reliable supply of local produce. We can't assume that another country, or other areas of our province, will grow and supply our food, in this time of changing temperatures and rainfall.

This farmland is essential for our food supply.

We cannot rely on the local Surrey City Council or Metro Vancouver to keep this farmland agricultural, even if it is rezoned to "Agricultural". This local zoning can be quickly at the whim of the local council and developers, as recently occurred in nearby South Campbell Heights last year.

Please protect it by placing it in the ALR, so future generations can continue to have a reliable food supply.

Thank you.

Holly Dickinson

This email and any files transmitted with it are confidential and intended solely for the use of the individual or entity to whom they are addressed. If you have received this email in error, please notify the system manager. Please note that any views or opinions presented in this email are solely those of the author and do not necessarily represent those of the organization. Finally, the recipient should check this email and any attachments for the presence of viruses. The organization accepts no liability for any damage caused by any virus transmitted by this email.

**From:** [Dianne Kask](#)  
**To:** [ALC Referrals ALC:EX](#)  
**Subject:** Reference ALC file 66884. Land on 192nd Surrey.  
**Date:** January 21, 2023 7:39:21 AM

---

**[EXTERNAL] This email came from an external source. Only open attachments or links that you are expecting from a known sender.**

To: Agricultural Land Commission

Re: Reference ALC file 66884. Land on 192nd Surrey.

It is imperative that you immediately zone the subject lands Agricultural Land Reserve. Canada, BC and Metro Vancouver need these lands to remain farmland in perpetuity for several reasons.

- The lands need to stay farmland to provide food for the population. British Columbia has a large land mass but lands fertile for farming are quickly shrinking. Through the changing world with a pandemic and wars we have seen that locally sourced food is more important than ever.
- If this land was to be used for industry the aquifer under it would suffer in Surrey and Langley. We need access to clean water from the local area.
- Climate Change is real. Industrial land promotes climate change. Also, we have seen in the recent past climate change weather cut the Lower Mainland off from access to other areas so we need to be sustainable on our own to feed the population.

Please ensure this property remains farmland by resisting those pressures that would like to increase their profit margin. Zone this land Agricultural Land Reserve immediately.

Thank you.  
Dianne Kask

[REDACTED]  
Aldergrove, BC

[REDACTED]

[ALC.Referrals@gov.bc.ca](mailto:ALC.Referrals@gov.bc.ca)

Reference ALC file 66884. Land on 192nd Surrey.

Because farmland of this size, quality and agricultural value is in short supply it is critical that this land be included in the ALR and saved. Local grown vegetables are fresher, cheaper and climate friendly, but without protected farmland we will increasingly have to rely on expensive imported vegetables.

**From:** [bryanna redford](#)  
**To:** [ALC Referrals ALC:EX](#)  
**Subject:** SAVE THE FARM!  
**Date:** January 20, 2023 11:06:11 PM

---

[EXTERNAL] This email came from an external source. Only open attachments or links that you are expecting from a known sender.

Save the farmland in surrey. We do not need anymore development  
Bryanna Redford [REDACTED]

**From:** [K B](#)  
**To:** [ALC Referrals ALC:EX](#)  
**Subject:** Inclusion of Cloverdale Federal farmland into ALR  
**Date:** January 20, 2023 9:46:04 PM

---

**[EXTERNAL] This email came from an external source. Only open attachments or links that you are expecting from a known sender.**

Hello,

Food security has become an issue as of late, and one we might not see a viable remedy to for quite some time. Food is also a basic need, as we all know, so how this land is now being considered to be anything but ALR is mindboggling.

We need to focus on future generations and most of us have children to feed. How anyone can look at those they care about and still decide to disregard how integral this land is, is appalling.

Please don't be a part of the problem our children will pay dearly for. Money isn't everything, despite the world attempting to make it so.

Signed,  
A sincerely frightened mother

**From:** [Linda Chen](#)  
**To:** [ALC Referrals ALC:EX](#)  
**Subject:** Request to Protect Heppell's Farm Land and Change Zoning  
**Date:** January 20, 2023 9:38:08 PM

---

**[EXTERNAL] This email came from an external source. Only open attachments or links that you are expecting from a known sender.**

Dear Agricultural Land Commission,

I am writing to express my support for the Heppell's farm and to request that the City of Surrey take action to protect their land for farming purposes. The Heppell family has been farming in the area for generations and their farm is a vital part of the local agricultural community.

I understand that the City of Surrey's Official Community Plan currently designated the land as industrial zoning, which threatens the future of the farm. I urge the Agricultural Land Commission to work with the City of Surrey to change the Official Community Plan to reflect the importance of preserving agricultural land and to rezone the Heppell's farm as agricultural land.

Protecting this farm land is crucial for the preservation of local agriculture, as well as for the economic, social and environmental well-being of the community. I urge the Commission to take immediate action to ensure that the Heppell's farm is protected for future generations.

Thank you for your consideration.

Sincerely,

Linda Chen

B.A., Hons., P1 Paralegal License Candidate



**From:** [Anthea Farr](#)  
**To:** [ALC Referrals ALC:EX](#)  
**Subject:** Heppell Farms  
**Date:** January 20, 2023 8:43:39 PM

---

**[EXTERNAL] This email came from an external source. Only open attachments or links that you are expecting from a known sender.**

To the ALC:

I would very much like to see Heppell Farms become part of the ALC. It is vital to keep the now-rare ***upland*** farmland in the Lower Mainland. This piece of land is very productive and, unlike lower-elevation farms, it is not subject to flooding. Climate change will make floods more frequent and more dire. This is valuable farmland which deserves your protection.

Sincerely,  
Anthea Farr  
Surrey, B.C.



**From:** [Melissa Janzen](#)  
**To:** [ALC Referrals ALC:EX](#)  
**Subject:** Re: file 66884, in support of Proposed inclusion of federal land at 192nd and 36th in ALR  
**Date:** January 20, 2023 7:36:52 PM

---

[EXTERNAL] This email came from an external source. Only open attachments or links that you are expecting from a known sender.

Good evening,

I am in support of placing the farmlands, at 192nd and 36th Avenue in Surrey, into the ALR.

The land has been farmed since 1974 by the Heppell family, who have amended the soil over the years to provide good drainage and high quality soil. The location of the land is unique in that it can be planted in February, allowing crops to grow locally and be available to our grocery stores early in the season. It is in a microclimate that allows it to produce vegetables before other land in Canada. The land is extremely productive, providing 70% of British Columbia's domestic potatoes from May until August 1st. It also produces the majority of early carrots, parsnips, cabbage, and winter squash. This makes up approximately 50 million vegetable servings each year, feeding our population.

This is all local—so when California has a drought, or transportation is blocked due to floods or fires, this produce is still providing food to our families. Supplying food locally also reduces greenhouse gases produced by transportation from those distant locations. It is really important that we are able to have a reliable supply of local produce. We can't assume that another country, or other areas of our province, will grow and supply our food, in this time of changing temperatures and rainfall.

This farmland is essential for our food supply!

We cannot rely on the local Surrey City Council or Metro Vancouver to keep this farmland agricultural, even if it is rezoned to "Agricultural". This local zoning can be quickly at the whim of the local council and developers, as recently occurred in nearby South Campbell Heights last year.

Please protect it by placing it in the ALR, so future generations can continue to have a reliable food supply.

Thank you!

Melissa Janzen

[REDACTED]  
Langley, BC, [REDACTED]

Sent from my iPhone =o)

**From:** [Dominic Christensen](#)  
**To:** [ALC Referrals ALC:EX](#)  
**Subject:** Inclusion of Cloverdale Federal farmland into ALR  
**Date:** January 20, 2023 5:17:14 PM

---

**[EXTERNAL] This email came from an external source. Only open attachments or links that you are expecting from a known sender.**

Hello,

I am writing to express as a citizen of British Columbia that I advocate for Heppells Farm/ Cloverdale Farmland being included in the ALR. This is incredibly important to the province for several reasons. We do NOT want larger cities, more buildings and corporations. We want locally grown produce made by passionate workers who deserve to keep their land. I am sick and tired of seeing family owned business bought out by millionaires in hopes of becoming billionaires. We want this to stop, now.

Thank you,

Dom C.

**From:** [marilyn Mayoh](#)  
**To:** [ALC Referrals ALC:EX](#)  
**Subject:** Inclusion of Cloverdale Federal farmland into ALR  
**Date:** January 20, 2023 5:09:40 PM

---

[EXTERNAL] This email came from an external source. Only open attachments or links that you are expecting from a known sender.

Dear Sir/Madam;

It is with the utmost importance that the Heppell Farm in Surrey be included in the ALR.

British Columbian's cannot not rely on importing our fruits and vegetables from other countries like Mexico and the USA in the future.

These countries will look after their own citizens first to ensure they have an ample food supply with more pending climate change weather events in the future.

The Fraser Valley region has one of the most fertile areas in Canada for food production.  
We must protect these lands today and for  
future generations!

Let's go down in history ensuring that we have done the right thing today!

Thank you,

Marilyn Mayoh

Sent from my iPhone

**From:** [Deborah Henderson](#)  
**To:** [ALC Referrals ALC:EX](#)  
**Subject:** Inclusion of Cloverdale Federal farmland into ALR  
**Date:** January 20, 2023 5:02:19 PM

---

**[EXTERNAL] This email came from an external source. Only open attachments or links that you are expecting from a known sender.**

Dear Agriculture Land Commission,

I would like to express my sincere appreciation for your attention to the matter of the loss of one of the most valuable tracts of agricultural land in BC, the Federal lands in Cloverdale (192 St north of 36 Ave., 124 ha).

Only 4% of BC's land mass is arable and it exists in a few valleys, where almost the entire population also resides. This creates significant pressure on agricultural land and even with the only Agricultural land reserve in Canada, valuable land is lost from production every year. At the same time our population is increasingly aware of the critical need to produce food for the region, within the region, and that climate change is exerting significant negative impacts on the low lying land that most of our food is grown on, the flood plains of the Fraser River, and other rivers of the province.

The land in question has been well managed and cared for by Heppells Potato Corp. for many years and is highly productive. Because it is high above the flood plain, it has demonstrated persistent immunity to flooding, including the devastating flooding event that impacted our other major food production areas of Sumas and Abbotsford this past winter. Most of our local food production comes from low lying, flood-prone land. Climate change will ensure the risk of flood on this agricultural land will remain high and threaten our food security. The subject land is not threatened. In 2022, climate-change gave us a cool wet spring after a winter of record rains, delaying annual crop planting by several weeks in these low lying areas, and damaged perennial crops (e.g. many blueberry fields have only a small % of the flowers they usually have). The Cloverdale land was not delayed and became more important than ever for providing food to Canadians in the region. Such climate events bring home the point that we need as much land in food production as possible to ensure regional food security.

Disappearing fast are the days when we could depend on other areas of the world to produce our food. Climate change is impacting those regions too. The headline article in the May 2022 issue of The Economist, "The coming food catastrophe" does not exaggerate the risk of climate change, especially in combination with wars, supply chain challenges and inflated prices for everything. We need to create resiliency in our food production system at this moment, not degrading it further. Agri-technology is advancing of course, and well supported by our province, but it won't replace land-based agriculture. We need to maintain and protect our agricultural land to use it on!

I also wish to say a word about the research value of this land and the support of the Heppells over the years. Our research assists BC agriculture to become more sustainable and resilient. We've conducted numerous trials at this site because of the progressive views of the Heppell family to

moving towards sustainable food production, and the long history of knowledge of this piece of land. This partnership is extremely valuable to the entire farming community as it supports KPU's applied research mandate and SMEs in the agri-tech field to develop and test environmentally protective bioproducts to replace pesticides and novel IoT monitoring technologies to predict disease threats, as two examples of projects in progress at this moment. This knowledge is disseminated to the entire agricultural community. We also train students for jobs in the agricultural field and without partners to provide the sites for hands-on experiences, we could not turn out capable graduates for our future food systems.

I understand how important this land is to BC food security and urge you to take the necessary steps to protect it by adding it to the BC Agricultural Land Reserve for the future benefit of Canada and British Columbia.

Thank you for your attention. Please don't hesitate to ask for any further information I could provide.

Sincerely yours,

Deborah Henderson, PhD  
Director, Institute for Sustainable Horticulture  
BC Regional Innovation Chair  
Kwantlen Polytechnic University  
12666 72<sup>nd</sup> Ave., Surrey, BC, V3W 2M8  
[www.kpu.ca/ish](http://www.kpu.ca/ish)



**Deborah Henderson PhD**

Director, Institute for Sustainable Horticulture,

BC Regional Innovation Chair

t



[kpu.ca/ish](http://kpu.ca/ish)

I am honoured and privileged to work on the Ancestral and Unceded Lands of the Coast Salish Peoples including the Kwantlen, Stolo, Semiahmoo and Tsawwassen.

**Kwantlen Polytechnic University ► Where thought meets action**

This email may contain confidential and/or privileged information. If you received this email in error please delete the email and inform the sender immediately. Unauthorized distribution or use is strictly prohibited.

**From:** [Rachael Groat](#)  
**To:** [ALC Referrals ALC:EX](#)  
**Subject:** Proposed ALR Inclusion of Federal Lands in the City of Surrey  
**Date:** January 20, 2023 4:25:32 PM  
**Attachments:** [A Rocha Federal Lands ALR Inclusion response.pdf](#)

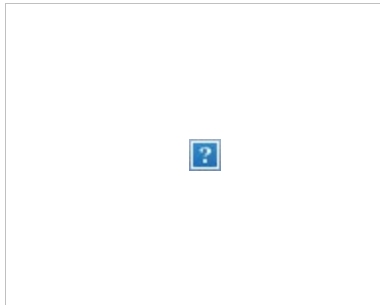
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**[EXTERNAL]** This email came from an external source. Only open attachments or links that you are expecting from a known sender.

Hello,

Please see the attached letter of response to the Proposed ALR Inclusion of Federal Lands in the City of Surrey on behalf of David Anderson and A Rocha.

Regards,  
Rachael Groat



## Rachael Groat

Brooksdale Environmental Centre Site Planner  
902.809.3748 | [rachael.groat@arocha.ca](mailto:rachael.groat@arocha.ca) | [arocha.ca](http://arocha.ca)

*Inspiring Hope. Caring for Creation.*

Stay updated on creation care events, projects, blog stories, and more through our [newsletter](#).



*We are grateful to work (and live) within the TATALU (Little Campbell River) Watershed on the unceded traditional territories of the Coast Salish people: including Semiahmoo, Kwantlen, Stó:lō and W̱SÁNEĆ First Nations. [Read our commitment to reconciliation](#).*

January 20, 2023

Agricultural Land Commission, Attention: Mike Bandy  
201-4940 Canada Way  
Burnaby, BC V5G 4K6

RE: Proposed Inclusion of Federal Lands in the City of Surrey into the Agricultural Land Reserve (ALR)

On behalf of A Rocha I wish to express my support for the proposed inclusion of Federal Lands along 192 Street, in the City of Surrey, to the ALR. A Rocha Canada is an environmental conservation organization, which has been working in South Surrey for over 20 years. Since 2011, we have operated A Rocha's Environmental Centre in BC, located approximately 4 km south of the subject properties at 1620 192 Street, Surrey.

A Rocha participates in Conservation Science, Environmental Education and Sustainable Agriculture throughout the TATALU (Little Campbell) River watershed. Our three acre sustainable farm feeds hundreds of local families. We engage with vulnerable populations in our community to provide food and farming education, as well as donating over 5000 lbs of produce each year.

We fully support the inclusion of the subject Federal Lands in the ALR. These lands are valuable and prime farmland, due especially to their fertility and location. We have had positive engagement with Heppell Farms, which currently farms the land, and are confident that they would continue to be excellent stewards of the land.

Within the context of increasing residential, commercial and industrial development pressures, it is paramount that agricultural lands such as these be protected from future development potential. Industrial development pressure in the Campbell Heights and South Campbell Heights areas results in a high probability that the subject lands will be developed in the future, without appropriate protections for the agricultural uses.

A Rocha has been engaging with the City of Surrey, the Township of Langley and Metro Vancouver on local land use issues and seeking to protect important environmentally sensitive and agricultural lands in our community. For reasons of food security, agricultural protection, and land, water and habitat conservation, we strongly advocate for the inclusion of these lands into the ALR to ensure that these lands will be used for agriculture into the future.

David Anderson, A Rocha BC Co-Director  
On behalf of A Rocha  
City of Surrey resident and employer

*Inspiring Hope. Caring for Creation.*

t 604.542.9022 f 778.294.0122 e [canada@arocha.ca](mailto:canada@arocha.ca) 1620 192nd St Surrey BC Canada V3Z 9V2 [arocha.ca](http://arocha.ca)

Registered Charity No. 86663 8943 RR0001

**From:** [Rayyan Hussain](#)  
**To:** [ALC Referrals ALC:EX](#)  
**Cc:** [Kara Herbert](#); [Kayla Phillips](#); [Emory Wells](#)  
**Subject:** Re: ALC File# 66884 Land transfer to Agricultural Land Reserve (Surrey, BC)  
**Date:** January 20, 2023 4:09:53 PM  
**Attachments:** [ALC File 66884 MIB Response.docx](#)

---

**[EXTERNAL]** This email came from an external source. Only open attachments or links that you are expecting from a known sender.

Hello Mike,

Please find comments from Musqueam Indian Band's Referrals team on ALC File # 66884 in the attachment.

hay čx<sup>w</sup> qə,

**Rayyan Hussain (he/him)**

*Projects Analyst*

Musqueam Indian Band

x<sup>w</sup>məθk<sup>w</sup>əyəm

6735 Salish Drive, Vancouver BC





January 20, 2023

Re: ALC File 66884 Agricultural Land Commission proposal for inclusion in the Agricultural Land Reserve of federal lands located in Surrey. B.C.

Page #	Topic	Comments/Recommendations
N/A	Referral Deferred	Musqueam defers this referral to Kwantlen First Nation and/ or any other closely affect First Nations.

**From:** [mike@bcgrasslands.org](mailto:mike@bcgrasslands.org)  
**To:** [ALC Referrals ALC:EX](#)  
**Subject:** Inclusion of Surrey Federal Lands  
**Date:** January 20, 2023 2:05:45 PM  
**Attachments:** [ALR let TD sign 2023.pdf](#)

---

[EXTERNAL] This email came from an external source. Only open attachments or links that you are expecting from a known sender.

Dear Mike Bandy,

I have attached the Grassland Conservation Council's comments re inclusion of Surrey Federal Lands. Although not directly impacting grasslands, any loss of prime agricultural land in this time of increasing food security concern puts more future pressure on the province's scarce grasslands.

Mike Dedels, P.Ag  
Executive Director, Grasslands Conservation Council of BC

I respectfully acknowledge that I am fortunate to live, work and play on the unceded territory of the Secwépemc people.



## Grasslands Conservation Council of British Columbia

Box 3341, Kamloops, BC V2C 6B9

[www.bcgrasslands.org](http://www.bcgrasslands.org)

[mailto: info@bcgrasslands.org](mailto:info@bcgrasslands.org)

January 20, 2023

Agricultural Land Commission  
attn. Mike Bandy  
[ref.alc.referrals@gov.bc.ca](mailto:ref.alc.referrals@gov.bc.ca)  
re inclusion application

To the Citizens of British Columbia,

On behalf of the Grasslands Conservation Council of BC, I would like to support the ALC's application to include the 89 hectares of federally owned land in Surrey BC into the Agricultural Land Reserve. The importance of this land for agriculture and our food security is undeniable. BC has a limited amount of agricultural land but also the most diverse land in the country. This particular piece of land cannot be replaced by any other land in the country, with its sandy loam soil and south facing aspect. It is situated in a micro-climate that allows the earliest vegetables in Canada to be grown. In a northern country where import opportunities are under pressure this is of the utmost importance. Including this land into the land reserve would ensure its continued availability for agricultural production regardless of future ownership.

As a conservation group we would like to point out that keeping this land in agricultural production also has additional benefits to the environment. The lands on the periphery of a farm but also within the farm provide habitat for all sorts of wildlife. Green space in a city like Surrey with all of its industrial sprawl is very important. In the interest of biodiversity, the citizens of British Columbia and Canadian food security we support the inclusion application.

Yours in conservation,

Dr. Tom Dickinson  
Vice-Chair, Grasslands Conservation Council of BC

**From:** [Chris Lee](#)  
**To:** [ALC Referrals ALC:EX](#)  
**Subject:** Regarding farmland on 192nd and 36th Avenue in Surrey  
**Date:** January 20, 2023 1:45:04 PM

---

**[EXTERNAL] This email came from an external source. Only open attachments or links that you are expecting from a known sender.**

To whoever it may concern,

I fully support putting the farmlands on 192<sup>nd</sup> and 36<sup>th</sup> ave in Surrey into the ALR to ensure the land remains for agricultural use.

With our continuously evolving political and environmental climate, it is absolutely vital to the future of our country to ensure we are able to produce as much local food as possible, so we do not rely on foreign countries to import our food.

There is no valid argument to turn this valuable and unique piece of farm land into an industrial warehouse, because industrial progress does not need to happen at the cost of losing precious farmland. There is plenty of land south of this farm that is suitable for development.

Please place this land into the ALR and ensure it stays protected as farmland.

Thank you,

Chris

(A concerned citizen of the Township of Langley)

**From:** [Tammy Boorse](#)  
**To:** [ALC Referrals ALC:EX](#)  
**Subject:** Re: File 66884, in support of Proposed Inclusion of Federal land at 192 & 36 in ALR  
**Date:** January 20, 2023 12:54:22 PM

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**[EXTERNAL] This email came from an external source. Only open attachments or links that you are expecting from a known sender.**

To: [ALC.Referrals@gov.bc.ca](mailto:ALC.Referrals@gov.bc.ca)

Subject: Re: file 66884, in support of Proposed inclusion of federal land at 192nd and 36th in ALR

I am in support of placing the farmlands, at 192nd and 36th Avenue in Surrey, into the ALR.

The land has been farmed since 1974 by the Heppell family, who have amended the soil over the years to provide good drainage and high quality soil. The land is extremely productive, providing **70% of British Columbia's domestic potatoes** from May until August 1st. It also produces the majority of early carrots, parsnips, cabbage, and winter squash. This makes up approximately 50 million vegetable servings each year, feeding our population.

The atmospheric river of November 2021 and resulting transportation disruption highlights the need for locally grown produce. Supplying food locally also reduces greenhouse gases produced by transportation from those distant locations. In this time of climate change, with ever-increasing rainfall and forest fires affecting our province, we cannot afford to rely on the national and global market for healthy produce to sustain our families.

**This farmland is essential for our food supply.**

We cannot rely on the local Surrey City Council or Metro Vancouver to keep this farmland agricultural, even if it is rezoned to "Agricultural". This local zoning can be quickly at the whim of the local council and developers, as recently occurred in nearby South Campbell Heights last year.

Please protect it by placing it in the ALR, so future generations can continue to have a reliable food supply.

Thank you.

Tamara Boorse

[REDACTED]  
Langley, BC [REDACTED]

**From:** [john](#)  
**To:** [ALC Referrals ALC:EX](#)  
**Subject:** ALC file 66884  
**Date:** January 20, 2023 12:00:20 PM

---

[EXTERNAL] This email came from an external source. Only open attachments or links that you are expecting from a known sender.

Hello,

I live in White Rock and write to encourage you to include the land on 192nd Street in Surrey, referenced in the file number 66884, in the agricultural land reserve.

I feel strongly that this is an important opportunity to include land that is, and has been for decades, farmed for the production of food. This is land that defines the rationale for the agricultural land reserve. With industrial encroachments on the lands all around it, the importance of ensuring the continued use of this land for food production has never been more urgent.

Thank you

--

John Lawrence



**From:** [Samantha Webb](#)  
**To:** [ALC Referrals ALC:EX](#)  
**Subject:** ALC request  
**Date:** January 20, 2023 11:47:30 AM

---

**[EXTERNAL] This email came from an external source. Only open attachments or links that you are expecting from a known sender.**

To whom it may be of concern,

I would like to give my support for putting the farm at 192nd and 36ave in Surrey into the Agricultural Land Reserve, so that it may not be developed for industrial use.

I believe that the pandemic has shown us that it is absolutely essential that we produce as much food as we can locally, as supply chains and cross border transactions at times can become unreliable and are not always a sure thing. We must do everything we can to preserve local agricultural production, and ensure we are better protected down the road, from potential disasters, pandemics or who knows what may come.

There are so many other places to build industrial warehousing and developments. It does not make sense to give up already established farm land with unique properties to do so.

Please put the land in question into the ALR to protect it from development.

Thank you,  
Samantha webb

**From:** [dennis carey](#)  
**To:** [ALC Referrals ALC:EX](#)  
**Subject:** Proposed ALR Inclusion of Federal Lands in the City of Surrey  
**Date:** January 20, 2023 10:42:37 AM

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**[EXTERNAL] This email came from an external source. Only open attachments or links that you are expecting from a known sender.**

Dear Mr. Bandy,

I am writing this email to you on behalf of my wife and myself. We wish to register our support for the inclusion of the subject property on 192 St. into the ALR as we are unable to attend the Public Hearing. We have lived on 191A St. in Surrey for 37 years and most likely have enjoyed the produce off those fields for all of those years. We also have enjoyed driving by the property and watching the crops grow from planting to harvest.

In these times of increasing food shortages and rising prices, it would seem to be a tragedy to lose this valuable piece of high food producing property. We are aware of the high demand for warehouse space in the area, but as hungry as the developers are for the land to build on, people are hungrier for the food that the land produces.

If we continue to give up food producing land in favor of development, with the increasing population, we will increasingly need to import our food from other areas. As we saw with the pandemic, any disruption in the chain causes panic, shortages and increased prices. With that in mind, we should be doing as much as possible to retain as much high food production land as possible. And records show that this piece of land is very high producing and its harvests are much earlier than other farms in the valley.

Respectfully submitted for your consideration,

Dennis and Judy Carey



Surrey.



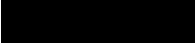
**From:** [David Rush](#)  
**To:** [ALC Referrals ALC:EX](#)  
**Subject:** Reference ALC file 66884. Land on 192nd Surrey.  
**Date:** January 20, 2023 10:38:33 AM

---

**[EXTERNAL] This email came from an external source. Only open attachments or links that you are expecting from a known sender.**

Attn: Mike Bandy

With food security being a major issue today and for the foreseeable future it is imperative that the Federal Land on 192nd Street in Surrey used by Heppell's Farm be protected from development by putting it into the ALR.

Thanks  
David Rush  
Surrey Resident  


**From:** [Lauren Webb](#)  
**To:** [ALC Referrals ALC:EX](#)  
**Subject:** Government properties near 192 and 36 Ave langley  
**Date:** January 20, 2023 10:28:17 AM

---

[EXTERNAL] This email came from an external source. Only open attachments or links that you are expecting from a known sender.

Hello,

I am writing to contribute my voice against the potential disposition of properties near 192st and 36ave in Langley. It needs to be acknowledged that these lands are actually well used for agriculture and are not bare land.

I am in full support of placing the farmlands, at 192nd and 36th Avenue in Surrey, into the ALR.

This area is an essential piece of farmland that needs to be placed in the ALR to ensure the land can continue to produce food and service the residents of B.C.

Lauren Reimer  
Langley Resident

Sent from my iPhone

**From:** [Diana Dawson](#)  
**To:** [ALC Referrals ALC:EX](#)  
**Subject:** Re: ALR inclusion in Surrey bordering langley  
**Date:** January 20, 2023 9:37:53 AM

---

**[EXTERNAL] This email came from an external source. Only open attachments or links that you are expecting from a known sender.**

Hello.

I was in a rush when I sent the email. I meant to say I live in south Langley. My parents live in south Surrey. I just wanted to be clear. Also I hope this land is put into the ALR permanently and is protected. Thank you for your time.  
Diana

On Jan 17, 2023, at 5:11 PM, ALC Referrals ALC:EX  
<[ALC.Referrals@gov.bc.ca](mailto:ALC.Referrals@gov.bc.ca)> wrote:

Hello, thank you for your email regarding the [proposed ALR inclusion of lands in Surrey, BC](#).

Your submission will be provided to the Commission for consideration, with any personal contact information redacted. Note that your submission will form part of the public record and is subject to disclosure under the *Freedom of Information and Protection of Privacy Act*.

Regards,

**Mike Bandy** | Regional Planner – South Coast, Island, Kootenays  
Agricultural Land Commission  
201-4940 Canada Way, Burnaby, BC, V5G 4K6 | 236.468.3276  
[ALC.Referrals@gov.bc.ca](mailto:ALC.Referrals@gov.bc.ca) | [www.alc.gov.bc.ca](http://www.alc.gov.bc.ca)

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**From:** Diana Dawson <[dianamdawson@gmail.com](mailto:dianamdawson@gmail.com)>  
**Sent:** January 17, 2023 9:31 AM  
**To:** ALC Referrals ALC:EX <[ALC.Referrals@gov.bc.ca](mailto:ALC.Referrals@gov.bc.ca)>  
**Cc:** Mercier.MLA, Andrew LASS:EX <[Andrew.Mercier.MLA@leg.bc.ca](mailto:Andrew.Mercier.MLA@leg.bc.ca)>  
**Subject:** ALR inclusion in Surrey bordering langley

[EXTERNAL] This email came from an external source. Only open attachments or links that you are expecting from a known sender.

Hi,

My name is Diana Dawson and I live in south Surrey. We want to make our voice resoundingly heard that we want this property and the others included in this proposal to stay as farming and food producing land and be protected in the ALR. We have all benefitted from this land if you live in the lower mainland. You have all likely eaten food from this very lane. Paving this over and expanding any more of the commercial area that has already been done so would be a huge mistake. With the pandemic we found out how food dependant we are in many ways on importing from other countries. We need to keep as much food producing land and capable land here to feed our citizens now and expand it. This would also be a sustainable move. Local low carbon footprint sustainable. This would be a responsible move by government to protect and secure sustainability and ability to feed ourselves should another pandemic occur, or instability in the political landscape. Any other move contradictory to this would be the opposite and would suggest government officials are serving a small group of business interests over the larger community as well as violating any charter to move the needle in sustainability and environmental care for the future. Any such agreements you have promised to make along these lines would then be proven quite false and would disrupt any trust the public could have with these officials.

Please put this land into the ALR and keep it farmland and food producing as it is. Do not pave it over and do not expand the commercial lands more than they have been. It is enough. I have attached the pic below for reference.

Thank you,

Diana Dawson

Langley

<image001.jpg>

**From:** [kristyn.ward](#)  
**To:** [ALC Referrals ALC:EX](#)  
**Subject:** Re: file 66884, in support of Proposed inclusion of federal land at 192nd and 36th in ALR  
**Date:** January 20, 2023 7:13:37 AM

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[EXTERNAL] This email came from an external source. Only open attachments or links that you are expecting from a known sender.

Dear Sirs and Madams,

I strongly support of placing the farmlands, at 192nd and 36th Avenue in Surrey, into the ALR.

The land has been farmed since 1974 by the Heppell family, who have amended the soil over the years to provide good drainage and high quality soil. The location of the land is unique in that it can be planted in February, allowing crops to grow locally and be available to our grocery stores early in the season. It is in a microclimate that allows it to produce vegetables before other land in Canada. The land is extremely productive, providing 70% of British Columbia's domestic potatoes from May until August 1st. It also produces the majority of early carrots, parsnips, cabbage, and winter squash. This makes up approximately 50 million vegetable servings each year, feeding our population.

This is all local—so when California has a drought, or transportation is blocked due to floods or fires, this produce is still providing food to our families. Supplying food locally also reduces greenhouse gases produced by transportation from those distant locations. It is really important that we are able to have a reliable supply of local produce. We can't assume that another country, or other areas of our province, will grow and supply our food, in this time of changing temperatures and rainfall.

This farmland is essential for our food supply.

We cannot rely on the local Surrey City Council or Metro Vancouver to keep this farmland agricultural, even if it is rezoned to "Agricultural". This local zoning can be quickly at the whim of the local council and developers, as recently occurred in nearby South Campbell Heights last year.

Please protect it by placing it in the ALR, so future generations can continue to have a reliable food supply. Food security is more important than warehouses!

Thank you for your attention to this important matter.

Kind regards,

Kristyn Ward

 Langley, BC

**From:** [Lynda Matilda](#)  
**To:** [ALC Referrals ALC:EX](#)  
**Subject:** Subject: Re: file 66884, in support of Proposed inclusion of federal land at 192nd and 36th in ALR  
**Date:** January 19, 2023 11:08:27 PM

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**[EXTERNAL] This email came from an external source. Only open attachments or links that you are expecting from a known sender.**

To: [ALC.Referrals@gov.bc.ca](mailto:ALC.Referrals@gov.bc.ca)

Subject: Re: file 66884, in support of Proposed inclusion of federal land at 192nd and 36th in ALR

I am in support of placing the farmlands, at 192nd and 36th Avenue in Surrey, into the ALR.

The land has been farmed since 1974 by the Heppell family, who have amended the soil over the years to provide good drainage and high quality soil. The location of the land is unique in that it can be planted in February, allowing crops to grow locally and be available to our grocery stores early in the season. It is in a microclimate that allows it to produce vegetables before other land in Canada. The land is extremely productive, providing 70% of British Columbia's domestic potatoes from May until August 1st. It also produces the majority of early carrots, parsnips, cabbage, and winter squash. This makes up approximately 50 million vegetable servings each year, feeding our population.


This is all local—so when California has a drought, or transportation is blocked due to floods or fires, this produce is still providing food to our families. Supplying food locally also reduces greenhouse gases produced by transportation from those distant locations. It is really important that we are able to have a reliable supply of local produce. We can't assume that another country, or other areas of our province, will grow and supply our food, in this time of changing temperatures and rainfall.

This farmland is essential for our food supply.

We cannot rely on the local Surrey City Council or Metro Vancouver to keep this farmland agricultural, even if it is rezoned to "Agricultural". This local zoning can be quickly at the whim of the local council and developers, as recently occurred in nearby South Campbell Heights last year.

Please protect it by placing it in the ALR, so future generations can continue to have a reliable food supply.

Thank you.

Lynda Matilda  
  
Langley, BC

**From:** [Megan Page](#)  
**To:** [ALC Referrals ALC:EX](#)  
**Subject:** Inclusion of Cloverdale Federal farmland into ALR  
**Date:** January 19, 2023 8:39:08 PM

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**[EXTERNAL]** This email came from an external source. Only open attachments or links that you are expecting from a known sender.

**Please protect the land and change the Official Community Plan from industrial zoning to agricultural zoning for heppells farm and all other farmland you are trying to change to industrial zoning. We do not need any more industrial buildings what we need is good land for food production.**

Thank you

Sent from my iPhone

**From:** [T.Hopper](#)  
**To:** [ALC Referrals ALC:EX](#)  
**Subject:** Re: File 66884 Inclusion of land at 192 and 36th into the ALR  
**Date:** January 19, 2023 8:26:35 PM  
**Attachments:** [AB75DB42-D189-4F15-8711-AD4D8822197A.png](#)

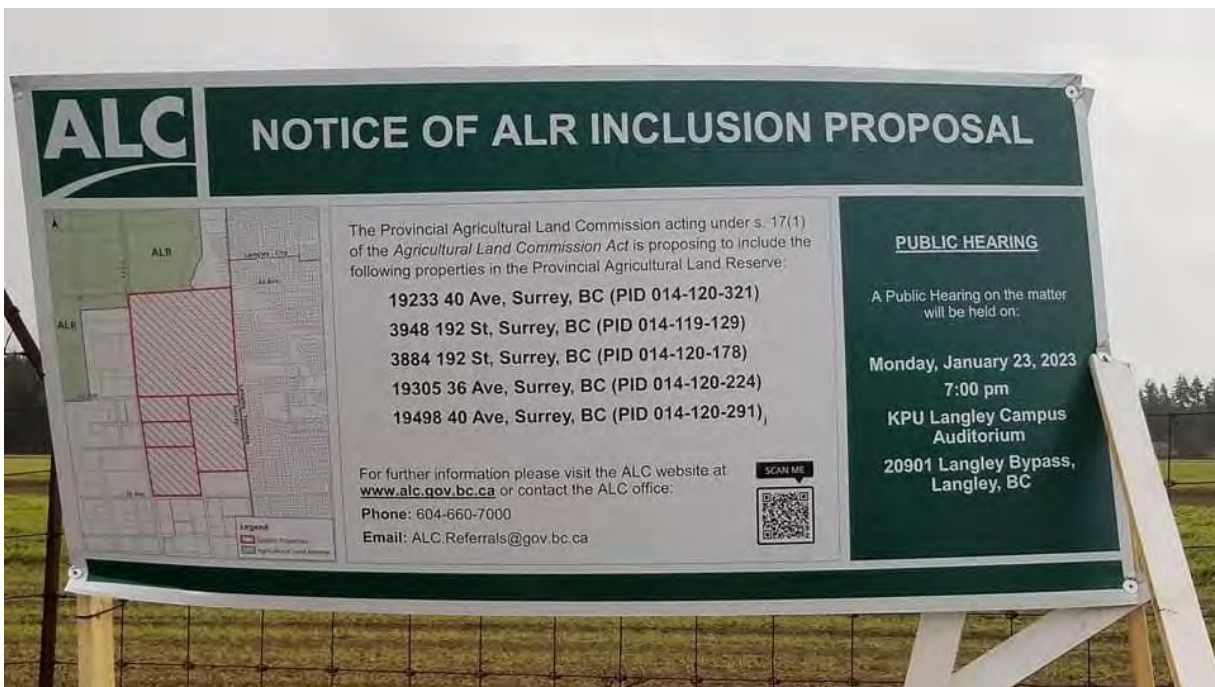
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**[EXTERNAL]** This email came from an external source. Only open attachments or links that you are expecting from a known sender.

Just reiterating my support for the ALR designation for these lands. Unfortunately my previous email was without a subject line....

As noted below;

Re: following ALR inclusion



I'd like it to be on record that I believe this land should continue to be used for produce, agricultural purposes and be assigned with an ALR designation.

I have lived in this area doe 53 years and that land has been used for crops throughout the growing season for as long as I remember. I was quite shocked to learn that it wasn't already part of the ALR land protection.

Please, please, please consider including this land for agricultural purposes and designate it accordingly under ALR protection.

Thank you,  
Teresa Hopper  
[REDACTED]



**From:** [Tom Beune](#)  
**To:** [ALC Referrals ALC:EX](#)  
**Subject:** Inclusion of Cloverdale Federal farmland into ALR  
**Date:** January 19, 2023 8:17:40 PM

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[EXTERNAL] This email came from an external source. Only open attachments or links that you are expecting from a known sender.

Hi,

This is about our food supply.

Heppell's farm is on a productive parcel of soil and supplies British Columbians with potatoes, carrots, cabbage and more!

We have to keep Heppell's farm here it is extremely important for all of us to have local food to eat, our future depends on it!

Thank you,  
Thomas Beune  
  
Maple Ridge, BC.

Sent from my iPhone

**From:** [Christina and Russell Kafer](#)  
**To:** [ALC Referrals ALC:EX](#)  
**Subject:** Re: file 66884, in support of Proposed inclusion of federal land at 192nd and 36th in ALR  
**Date:** January 19, 2023 6:58:52 PM

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**[EXTERNAL] This email came from an external source. Only open attachments or links that you are expecting from a known sender.**

I am in support of placing the farmlands, at 192<sup>nd</sup> and 36<sup>th</sup> Avenue in Surrey, into the ALR.

The land has been farmed since 1974 by the Heppell family, who have amended the soil over the years to provide good drainage and high quality soil. The location of the land is unique in that it can be planted in February, allowing crops to grow locally and be available to our grocery stores early in the season. It is in a microclimate that allows it to produce vegetables before other land in Canada. The land is extremely productive, providing 70% of British Columbia's domestic potatoes from May until August 1<sup>st</sup>. It also produces the majority of early carrots, parsnips, cabbage, and winter squash. This makes up approximately 50 million vegetable servings each year, feeding our population.

This is all local—so when California has a drought, or transportation is blocked due to floods or fires, this produce is still providing food to our families. Supplying food locally also reduces greenhouse gases produced by transportation from those distant locations. It is really important that we are able to have a reliable supply of local produce. We can't assume that another country, or other areas of our province, will grow and supply our food, in this time of changing temperatures and rainfall.

This farmland is essential for our food supply.

We cannot rely on the local Surrey City Council or Metro Vancouver to keep this farmland agricultural, even if it is rezoned to "Agricultural". This local zoning can be quickly at the whim of the local council and developers, as recently occurred in nearby South Campbell Heights last year.

Please protect it by placing it in the ALR, so future generations can continue to have a reliable food supply.

Thank you.

Christina Kafer

[REDACTED]

Langley BC

[REDACTED]

Sent from my iPhone

**From:** [Larry & Martha Hoff](#)  
**To:** [ALC Referrals ALC:EX](#)  
**Subject:** Inclusion of Cloverdale Federal farmland into ALR  
**Date:** January 19, 2023 5:47:46 PM

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**[EXTERNAL] This email came from an external source. Only open attachments or links that you are expecting from a known sender.**

Dear Members of the Agricultural Land Commission:

RE: Acting under section 17(1) of the Agricultural Land Commission Act (ALCA), the Agricultural Land Commission is initiating a proposal to include 123.6 ha (~305 acres) of land within the City of Surrey into the Provincial Agricultural Land Reserve

This decision is a no-brainer if ever there was one. You already have ALL the information which would back up your decision to include this priceless land in the ALR. Every other person writing (ALL positive) has repeated what you already know. I won't waste your time listing these reasons again.

Those placed in positions of making important decisions that will affect all Canadians – such as you are- must have vision, and far-reaching vision. There was no vision when decisions from every level of government allowed the growing of cannabis (useless for eating and with NO research to back medicinal use) on our precious ALR farmlands and in our greenhouses. Because of those decisions, we lost farmland and huge greenhouses that were growing our tomatoes and other vegetables to POT PRODUCTION – and this has been a contributing factor in the high price of our groceries today. Greenhouses growing lettuce in the wintertime in Delta would NEVER need to charge \$8 for a head of lettuce! I wonder if all the people making those decisions actually had enough vision that they would see more and more people using their vegetable money to buy POT (“medicinal” or not) to get high! There are always far-reaching consequences of decisions made without vision.

The farmers on this land know the value of the production of vegetables for our local communities, and their continued work is crucial in the vision of our future sustainable life here. Make the decision with vision – include this land in the ALR.

Thank you for your work and consideration for all of us.

Sincerely,  
Martha Hoff  
Delta

**From:** [Tom Hoekstra](#)  
**To:** [ALC Referrals ALC:EX](#)  
**Subject:** Re: file 66884, in support of Proposed inclusion of federal land at 192nd and 36th in ALR  
**Date:** January 19, 2023 4:57:53 PM

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**[EXTERNAL] This email came from an external source. Only open attachments or links that you are expecting from a known sender.**

Sent from my iPhone

I am in support of placing the farmlands, at 192<sup>nd</sup> and 36<sup>th</sup> Avenue in Surrey, into the ALR.

The land has been farmed since 1974 by the Heppell family, who have amended the soil over the years to provide good drainage and high quality soil. The location of the land is unique in that it can be planted in February, allowing crops to grow locally and be available to our grocery stores early in the season. It is in a microclimate that allows it to produce vegetables before other land in Canada. The land is extremely productive, providing 70% of British Columbia's domestic potatoes from May until August 1<sup>st</sup>. It also produces the majority of early carrots, parsnips, cabbage, and winter squash. This makes up approximately 50 million vegetable servings each year, feeding our population.

This is all local—so when California has a drought, or transportation is blocked due to floods or fires, this produce is still providing food to our families. Supplying food locally also reduces greenhouse gases produced by transportation from those distant locations. It is really important that we are able to have a reliable supply of local produce. We can't assume that another country, or other areas of our province, will grow and supply our food, in this time of changing temperatures and rainfall.

This farmland is essential for our food supply.

We cannot rely on the local Surrey City Council or Metro Vancouver to keep this farmland agricultural, even if it is rezoned to "Agricultural". This local zoning can be quickly at the whim of the local council and developers, as recently occurred in nearby South Campbell Heights last year.

Please protect it by placing it in the ALR, so future generations can continue to have a reliable food supply.

Thank you.

Tom and Jonna Hoekstra



Langley, BC

**From:** [Katherine L](#)  
**To:** [ALC Referrals ALC:EX](#)  
**Subject:** Heppell Farm  
**Date:** January 19, 2023 4:55:31 PM

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**[EXTERNAL] This email came from an external source. Only open attachments or links that you are expecting from a known sender.**

Hello,

This email is to voice my concern regarding the potential re-zoning of Heppell Farm (192/36ave). I would like to encourage the government to maintain farm lands in this district and avoid adding more warehousing on high-yielding fertile land.

Please add my voice to those pushing for this land to remain ALR.

Warmest,

Katherine Le Huquet

**From:** [Leslie Le Huquet](#)  
**To:** [ALC Referrals ALC:EX](#)  
**Subject:** Reference ALC file 66884. Land on 192nd Surrey  
**Date:** January 19, 2023 4:30:35 PM

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**[EXTERNAL] This email came from an external source. Only open attachments or links that you are expecting from a known sender.**

Dear Sirs,

It is with increasing concern that we are watching the loss of valuable farm land on the lower mainland when food security is an increasing concern. Please protect any property that could be incorporated into the ALR as farmland is in limited supply and once lost cannot be recovered. This is crucial for the future health and well-being of our children and their environment.

Thank you,

Leslie Le Huquet

**From:** [Tisha Krafte](#)  
**To:** [ALC Referrals ALC:EX](#)  
**Subject:** file 66884, in support of Proposed inclusion of federal land at 192nd and 36th in ALR  
**Date:** January 19, 2023 4:28:07 PM

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**[EXTERNAL] This email came from an external source. Only open attachments or links that you are expecting from a known sender.**

Good day,

I am in support of placing the farmlands, at 192<sup>nd</sup> and 36<sup>th</sup> Avenue in Surrey, into the ALR.

The land has been farmed since 1974 by the Heppell family, who have amended the soil over the years to provide good drainage and high quality soil. The location of the land is unique in that it can be planted in February, allowing crops to grow locally and be available to our grocery stores early in the season. It is in a microclimate that allows it to produce vegetables before other land in Canada. The land is extremely productive, providing 70% of British Columbia's domestic potatoes from May until [August 1<sup>st</sup>](#). It also produces the majority of early carrots, parsnips, cabbage, and winter squash. This makes up approximately 50 million vegetable servings each year, feeding our population.

This is all local—so when California has a drought, or transportation is blocked due to floods or fires, this produce is still providing food to our families. Supplying food locally also reduces greenhouse gases produced by transportation from those distant locations. It is really important that we are able to have a reliable supply of local produce. We can't assume that another country, or other areas of our province, will grow and supply our food, in this time of changing temperatures and rainfall.

This farmland is essential for our food supply.

We cannot rely on the local Surrey City Council or Metro Vancouver to keep this farmland agricultural, even if it is rezoned to "Agricultural". This local zoning can be quickly at the whim of the local council and developers, as recently occurred in nearby South Campbell Heights last year.

Please protect it by placing it in the ALR, so future generations can continue to have a reliable food supply.

Thank you.

Best regards,

Tisha Krafte

[REDACTED]

Langley, BC

[REDACTED]

**From:** [REDACTED]  
**To:** [ALC Referrals ALC:EX](#)  
**Subject:** Re: file 66884, in support of Proposed inclusion of federal land at 192nd and 36th in ALR  
**Date:** January 19, 2023 3:50:02 PM

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**[EXTERNAL] This email came from an external source. Only open attachments or links that you are expecting from a known sender.**

I am in support of placing the farmlands, at 192<sup>nd</sup> and 36<sup>th</sup> Avenue in Surrey, into the ALR.

The land has been farmed since 1974 by the Heppell family, who have amended the soil over the years to provide good drainage and high quality soil. The location of the land is unique in that it can be planted in February, allowing crops to grow locally and be available to our grocery stores early in the season. It is in a microclimate that allows it to produce vegetables before other land in Canada. The land is extremely productive, providing 70% of British Columbia's domestic potatoes from May until August 1<sup>st</sup>. It also produces the majority of early carrots, parsnips, cabbage, and winter squash. This makes up approximately 50 million vegetable servings each year, feeding our population.

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We cannot rely on the local Surrey City Council or Metro Vancouver to keep this farmland agricultural, even if it is rezoned to "Agricultural". This local zoning can be quickly at the whim of the local council and developers, as recently occurred in nearby South Campbell Heights last year.

Please protect it by placing it in the ALR, so future generations can continue to have a reliable food supply.

Thank you.

Lee Hoglund

[REDACTED] Langley

[REDACTED]



**From:** [Alysha](#)  
**To:** [ALC Referrals ALC:EX](#)  
**Subject:** Re: file 66884, in support of Proposed inclusion of federal land at 192nd and 36th in ALR  
**Date:** January 19, 2023 3:48:36 PM

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**[EXTERNAL] This email came from an external source. Only open attachments or links that you are expecting from a known sender.**

I am in support of placing the farmlands, at 192<sup>nd</sup> and 36<sup>th</sup> Avenue in Surrey, into the ALR.

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Please protect it by placing it in the ALR, so future generations can continue to have a reliable food supply.

Thank you.

Tyson Sandison

 Langley

**From:** [Scott Belton](#)  
**To:** [ALC Referrals ALC:EX](#)  
**Subject:** Re: file 66884, in support of Proposed inclusion of federal land at 192nd and 36th in ALR  
**Date:** January 19, 2023 3:47:19 PM

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**[EXTERNAL] This email came from an external source. Only open attachments or links that you are expecting from a known sender.**

I am in support of placing the farmlands, at 192<sup>nd</sup> and 36<sup>th</sup> Avenue in Surrey, into the ALR.

The land has been farmed since 1974 by the Heppell family, who have amended the soil over the years to provide good drainage and high quality soil. The location of the land is unique in that it can be planted in February, allowing crops to grow locally and be available to our grocery stores early in the season. It is in a microclimate that allows it to produce vegetables before other land in Canada. The land is extremely productive, providing 70% of British Columbia's domestic potatoes from May until August 1<sup>st</sup>. It also produces the majority of early carrots, parsnips, cabbage, and winter squash. This makes up approximately 50 million vegetable servings each year, feeding our population.

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Please protect it by placing it in the ALR, so future generations can continue to have a reliable food supply.

Thank you.

Scott Belton

 Langley

**From:** [Alysha](#)  
**To:** [ALC Referrals ALC:EX](#)  
**Subject:** Re: file 66884, in support of Proposed inclusion of federal land at 192nd and 36th in ALR  
**Date:** January 19, 2023 3:46:18 PM

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**[EXTERNAL] This email came from an external source. Only open attachments or links that you are expecting from a known sender.**

I am in support of placing the farmlands, at 192<sup>nd</sup> and 36<sup>th</sup> Avenue in Surrey, into the ALR.

The land has been farmed since 1974 by the Heppell family, who have amended the soil over the years to provide good drainage and high quality soil. The location of the land is unique in that it can be planted in February, allowing crops to grow locally and be available to our grocery stores early in the season. It is in a microclimate that allows it to produce vegetables before other land in Canada. The land is extremely productive, providing 70% of British Columbia's domestic potatoes from May until August 1<sup>st</sup>. It also produces the majority of early carrots, parsnips, cabbage, and winter squash. This makes up approximately 50 million vegetable servings each year, feeding our population.

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This farmland is essential for our food supply.

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Please protect it by placing it in the ALR, so future generations can continue to have a reliable food supply.

Thank you.

Alysha Belton  
[REDACTED] Langley

**From:** [Jo Macleod](#)  
**To:** [ALC Referrals ALC:EX](#)  
**Subject:** Happens Potato Farm - 300 Acres for sale in Surrey  
**Date:** January 19, 2023 3:46:08 PM

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[EXTERNAL] This email came from an external source. Only open attachments or links that you are expecting from a known sender.

I would ask that you put my name on your list to save this as farming land.

It seems ridiculous to me that we turn good farming land into warehousing or parking spaces and then have to import our vegetables into the country costing more money to consumers. Especially now when there is a downturn in supply from abroad, we can no longer rely on the supply from other countries not to mention the price increases involved. Once we become reliant on others for our food we are at their mercy as to IF they can make our demands and also the COST of supplying our consumers. Just like the Russians made the world rely on their gas and then increased the costs of supply and then finally withdrew it completely as a weapon....

Beware of not being an independent country able to supply our needs locally.

Do not let Canada lose its freedoms by giving away good farmlands that offer work and local jobs, supply to local shops and stores and keep the prices affordable for the locals. No delivery costs, no high gasoline needs, better for the planet and the people.

Keep this farm to feed the people.

Yours  
Mrs. Jo Macleod  
Langley BC

**From:** [Becky Vass](#)  
**To:** [ALC Referrals ALC:EX](#)  
**Subject:** file 66884, in support of Proposed inclusion of federal land at 192nd and 36th in ALR  
**Date:** January 19, 2023 3:27:19 PM

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**[EXTERNAL] This email came from an external source. Only open attachments or links that you are expecting from a known sender.**

To whom it may concern,

I am in support of placing the farmlands, at 192<sup>nd</sup> and 36<sup>th</sup> Avenue in Surrey, into the ALR.

The land has been farmed since 1974 by the Heppell family, who have amended the soil over the years to provide good drainage and high quality soil. The location of the land is unique in that it can be planted in February, allowing crops to grow locally and be available to our grocery stores early in the season. It is in a microclimate that allows it to produce vegetables before other land in Canada. The land is extremely productive, providing 70% of British Columbia's domestic potatoes from May until August 1<sup>st</sup>. It also produces the majority of early carrots, parsnips, cabbage, and winter squash. This makes up approximately 50 million vegetable servings each year, feeding our population.

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This farmland is essential for our food supply.

We cannot rely on the local Surrey City Council or Metro Vancouver to keep this farmland agricultural, even if it is rezoned to "Agricultural". This local zoning can be quickly at the whim of the local council and developers, as recently occurred in nearby South Campbell Heights last year.

Please protect it by placing it in the ALR, so future generations can continue to have a reliable food supply.

Thank you.

Corey & Rebecca Vass

[REDACTED]

Langley, bc

[REDACTED]

Sent from my iPhone

**From:** [Rod Hull](#)  
**To:** [ALC Referrals ALC:EX](#)  
**Cc:** [rod.hull \[new\]](#); [Nigel Bell](#)  
**Subject:** ALC file 66884, in support of inclusion of Federal Land at 192nd and 36th into ALR  
**Date:** January 19, 2023 3:02:06 PM

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**[EXTERNAL] This email came from an external source. Only open attachments or links that you are expecting from a known sender.**

To: The Agricultural Land Commission

We are in support of placing the farmlands; the Federal Lands at 192-196 Street and 36<sup>th</sup> Avenue in Surrey, into the Agriculture Land Reserve ALR.

It is vital that all productive farmland be protected for food production.

We have been working with other concerned citizens to protect this precious farmland and forest habitat. This includes participation in the petitions:

[change.org/savethefarmland](https://change.org/savethefarmland)

That has received approximately 75,000 signatures in support.

And the petition to the **Federal Parliament Petition e-4128 (Agriculture)** which has approximately 8,000 signatures in support.

The land has been farmed since 1974 by the Heppell family, who have amended the soil over the years to provide good drainage and high quality soil. The location of the land is unique in that it can be planted in February, allowing crops to grow locally and be available to our grocery stores early in the season. It is in a microclimate that allows it to produce vegetables before other land in Canada. The land is extremely productive, providing 70% of British Columbia's domestic potatoes from May until August 1<sup>st</sup>. It also produces the majority of early carrots, parsnips, cabbage, and winter squash. This makes up approximately 50 million vegetable servings each year, feeding our population.

This is all local—so when California has a drought, or transportation is blocked due to floods or fires, this produce is still providing food to our families. Supplying food locally also reduces greenhouse gases produced by transportation from those distant locations. It is really important that we are able to have a reliable supply of local produce. We can't assume that another country, or other areas of our province, will grow and supply our food, in this time of changing temperatures and rainfall.

This farmland is essential for our food supply.

We ask for the ALC action to protect this valuable farmland. We cannot rely on the local Surrey City Council or Metro Vancouver to keep this farmland agricultural, even if it is rezoned

to “Agricultural”. This local zoning can be quickly at the whim of the local council and developers, as recently occurred in nearby South Campbell Heights last year.

Please protect this land by placing it in the ALR, so future generations can continue to have a reliable food supply.

Thank you.

Rod and Linda Hull

[REDACTED]

Langley BC

[REDACTED]

**References:**

For more information on our work to protect this precious Federal Land please go to <https://www.beautifulbrookswood.com/>



**From:** [Linda McCreath](#)  
**To:** [ALC Referrals ALC:EX](#)  
**Subject:** Inclusion of Cloverdale Federal farmland into ALR  
**Date:** January 19, 2023 2:11:51 PM

---

**[EXTERNAL] This email came from an external source. Only open attachments or links that you are expecting from a known sender.**

Please keep this bit of farmland protected in the Agricultural Land Reserve. It is surrounded by dozens and dozens of hectares of concrete warehouses with more being build every month. There are hundreds of them on completely de-nuded land. No trees left, just buildings and paved parking lots. This farm land is valuable not only for the local produce but also as a respite from the ugly warehouses. Please.

**From:** [Faye Land](#)  
**To:** [ALC Referrals ALC:EX](#)  
**Subject:** Heppell's Farm Land  
**Date:** January 19, 2023 12:23:35 PM

---

**[EXTERNAL] This email came from an external source. Only open attachments or links that you are expecting from a known sender.**

**Please, Please, please ...** Do not make the same mistake, over and over again – **do not pave over or endanger our agricultural lands.** Again and again – you take what cannot be replaced.

Please preserve these 300 acres of farm land and protect them within the ALR.

Thank you.....Faye Land


Sent from [Mail](#) for Windows

**From:** [Angela Neufeld](#)  
**To:** [ALC Referrals ALC:EX](#)  
**Subject:** Reference ALC file 66884. Land on 192nd Surrey  
**Date:** January 19, 2023 10:38:35 AM

---

[EXTERNAL] This email came from an external source. Only open attachments or links that you are expecting from a known sender.

I am writing as a local farmer in the City of Surrey to voice my request for the above mentioned parcel of land to designated ALR land and protected for agricultural use - specifically toward the growing of food. It became so clearly evident through COVID that we need to do more in our region to secure local food sources. In times of climate change and global instability it is vital that we invest significantly on local food growing. This land in Surrey is so valuable for this exact use. This is not the time when we can afford to decrease agricultural land. I implore you to have some long-sightedness in your decision making and value this important parcel as agricultural land.

Angela Neufeld  
Surrey, BC  


**From:** [Ken Dennis](#)  
**To:** [ALC Referrals ALC:EX](#)  
**Subject:** file 66884, in support of Proposed inclusion of federal land at 192nd and 36th in ALR  
**Date:** January 19, 2023 10:37:48 AM

---

**[EXTERNAL] This email came from an external source. Only open attachments or links that you are expecting from a known sender.**

I am in support of placing the farmlands, at 192<sup>nd</sup> and 36<sup>th</sup> Avenue in Surrey, into the ALR.

The land has been farmed since 1974 by the Heppell family, who have amended the soil over the years to provide good drainage and high quality soil. The location of the land is unique in that it can be planted in February, allowing crops to grow locally and be available to our grocery stores early in the season. It is in a microclimate that allows it to produce vegetables before other land in Canada. The land is extremely productive, providing 70% of British Columbia's domestic potatoes from May until August 1<sup>st</sup>. It also produces the majority of early carrots, parsnips, cabbage, and winter squash. This makes up approximately 50 million vegetable servings each year, feeding our population.

This is all local—so when California has a drought, or transportation is blocked due to floods or fires, this produce is still providing food to our families. Supplying food locally also reduces greenhouse gases produced by transportation from those distant locations. It is really important that we are able to have a reliable supply of local produce. We can't assume that another country, or other areas of our province, will grow and supply our food, in this time of changing temperatures and rainfall.

This farmland is essential for our food supply.

We cannot rely on the local Surrey City Council or Metro Vancouver to keep this farmland agricultural, even if it is rezoned to "Agricultural". This local zoning can be quickly at the whim of the local council and developers, as recently occurred in nearby South Campbell Heights last year.

Please protect it by placing it in the ALR, so future generations can continue to have a reliable food supply.

Thank you.

Kenneth Dennis



LANGLEY, BC

**From:** [Pervez Akhtar](#)  
**To:** [ALC Referrals ALC:EX](#)  
**Subject:** Farm land 192 St/ 36 Ave Langley  
**Date:** January 19, 2023 10:26:24 AM

---

[EXTERNAL] This email came from an external source. Only open attachments or links that you are expecting from a known sender.

Hi,

We are in favour of keeping the subject land as farm land

Thanks

Pervez Akhtar

[REDACTED]  
Langley [REDACTED]

**From:** [Bloomquist](#)  
**To:** [ALC Referrals ALC:EX](#)  
**Subject:** Reference ALC file 66884. Land on 192nd Surrey  
**Date:** January 19, 2023 10:17:49 AM

---

**[EXTERNAL] This email came from an external source. Only open attachments or links that you are expecting from a known sender.**

Dear sirs:

This 300 acres of farmland is vital to our food supply now and in future generations. It should be listed in the ALR and never be removed. It is a rare piece of land that has a long growing season by BC standards. It is important that it be kept for agriculture especially to reduce food dependence on other areas such as California.

Yours truly,

Wayne Bloomquist  
Surrey



Virus-free. [www.avast.com](https://www.avast.com)

**From:** [Ed or Bettina Konrad](#)  
**To:** [ALC Referrals ALC:EX](#)  
**Subject:** Reference ALC file 66884. Land on 192nd Surrey.  
**Date:** January 19, 2023 10:15:05 AM

---

**[EXTERNAL] This email came from an external source. Only open attachments or links that you are expecting from a known sender.**

Hello,

We live in Surrey BC and it has come to our attention that the above referenced land is being sold.

We highly endorse placing an ALR designation to this piece of land.

The reasons that this makes sense to us are:

- 1) It will protect the land from being sold to developers in the future
- 2) We need to keep our agricultural land in tact for food security reasons
- 3) Growing food locally also protects the climate

Our land is such a precious resource; we must protect it!

Please eliminate the prospects of future development.

Thank you for your attention to this matter.

Sincerely,

Ed and Bettina Konrad

██████████ Surrey, BC, ██████████

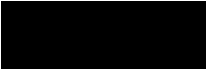

**From:** [Dana Anthony](#)  
**To:** [ALC Referrals ALC:EX](#)  
**Subject:** Inclusion of Cloverdale Federal farmland into ALR  
**Date:** January 19, 2023 10:12:56 AM

---

[EXTERNAL] This email came from an external source. Only open attachments or links that you are expecting from a known sender.

Please Include the Cloverdale Federal farmland in to the ALR including the Heppell Farm.  
I am a staunch advocate for buying local produce.  
This is an important part of being environmentally sustainable.  
Thank you for supporting this important legislation.  
Sincerely

Dana Anthony Mulhern

 West Vancouver, BC. 



**From:** [Julia Le](#) on behalf of [Sean Galloway](#)  
**To:** [ALC Referrals ALC:EX](#)  
**Cc:** "[pheer@surrey.ca](mailto:pheer@surrey.ca)"  
**Subject:** MV Correspondence: Proposed ALR Inclusion of Federal Lands in the City of Surrey  
**Date:** January 19, 2023 9:37:44 AM  
**Attachments:** [image001.png](#)  
[Proposed ALR Inclusion of Federal Lands in the City of Surrey - 2023 Jan....pdf](#)

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**[EXTERNAL] This email came from an external source. Only open attachments or links that you are expecting from a known sender.**

On behalf of Sean Galloway, Director, Regional Planning and Electoral Area Services, Metro Vancouver

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Dear Mike Bandy,

Please find attached correspondence regarding Proposed ALR Inclusion of Federal Lands in the City of Surrey. Original letter to arrive by Canada Post.

Thank you,

Julia Le

**Program Assistant, Regional Planning and Electoral Area Services**

Regional Planning & Housing Services

t. 604.432.6384



*This communication may contain information and advice that is confidential and/or privileged. If you are not the intended recipient, you may not disseminate, distribute or copy this communication. You are asked to delete it and contact the sender as soon as possible.*

January 19, 2023

File: CP-11-02-001

Mike Bandy, Regional Planner  
Agricultural Land Commission  
201 – 4940 Canada Way  
Burnaby, BC V5G 4K6  
VIA EMAIL: [alc.referrals@gov.bc.ca](mailto:alc.referrals@gov.bc.ca)

Dear Mike Bandy:

### **Proposed ALR Inclusion of Federal Lands in the City of Surrey**

Thank you for the opportunity to review and comment on the proposed inclusion of Federal Lands in the City of Surrey into the Agricultural Land Reserve.

On September 8, 2022, representatives from the Metro Vancouver Agricultural Advisory Committee (AAC) appeared at the Metro Vancouver Regional Planning Committee asking for support in keeping the subject properties, referred to as the “Heppell Farm”, in agricultural use. While it was recognized that the properties were part of a Federal land disposition process, the members of the AAC expressed concern that the agricultural uses on the lands, which have been active for approximately 50 years, were in jeopardy of discontinuing should the lands be sold. At its meeting, the Regional Planning Committee requested additional information on the ownership and decision-making jurisdiction.

On October 7, 2022, staff submitted a report to the Regional Planning Committee outlining the ownership and history of the property (enclosed). The report detailed the Federal disposition process that was underway and provided options for the long-term protection of the lands for agricultural purposes. This included expressing support to the City of Surrey in its noted intent to re-designate the properties from “Mixed Employment” to “Agriculture” as part of its upcoming planned Official Community Plan review, and then subsequently re-designating the lands from “Mixed Employment” to “Agriculture” in *Metro Vancouver 2040: Shaping our Future*, the regional growth strategy. At the meeting, the Committee passed the following resolution:

*That the MVRD Board coordinate with the City of Surrey in supporting a re-designation to Agriculture for the Heppell property as part of the OCP Process.*

On October 28, 2022, the Committee’s recommendation and the same staff report was considered by the MVRD Board with further discussion by the directors. The Board supported the resolution with

57520612

an amendment clarifying that the Heppell Farm is Federally-owned and that the support for re-designation would be for agricultural uses as part of Surrey's OCP update.

Metro Vancouver supports agricultural viability in the region through several mechanisms including through policies within the regional growth strategy, in many ways, including:

**Metro Vancouver 2040: Shaping our Future:**

**2.2.3** *In collaboration with the province and the Agricultural Land Commission, identify and pursue strategies and actions to increase actively farmed agricultural land, emphasize food production, reduce barriers to the economic viability of agricultural activities, ensure the management of farmland is in concert with groundwater resources, and minimize conflict among agriculture, recreation and conservation, and urban activities.*

**Metro 2050 (draft):**

**2.3.12 (c)(i)** *Member jurisdictions will adopt Regional Context Statements that include policies that protect the supply of agricultural land and strengthen agriculture viability including those that assign appropriate land use designations to protect agricultural land for future generations and discourage land uses on agricultural lands that do not directly support and strengthen agricultural viability.*

Amending the City's OCP and regional land use designations of the subject properties to "Agricultural" would support these policies and would provide a layer of protection for the continued use of the "Heppell Farm" for farming purposes; however, long-term protection of these properties, in support of an ongoing viable agricultural operation and a valuable source of local food for this region, would be best achieved through inclusion into the Agricultural Land Reserve. Additionally, many citizens throughout the region and the farming community, by way of a petition, and the City of Surrey, have expressed interest in retaining the properties for long-term farming.

Thank you once again for providing Metro Vancouver with the opportunity to comment on this proposed inclusion.

If you have any questions, or require any additional information please contact Carla Stewart, Senior Planner, by email [carla.stewart@metrovancover.org](mailto:carla.stewart@metrovancover.org) or by phone 604-451-6024.

Sincerely,



Sean Galloway, MUDD, RPP, MCIP  
Director, Regional Planning and Electoral Area Services

SG/JC/js

cc: Preet Heer, Community Planning Manager, City of Surrey

Encl: Regional Planning Committee, September 26, 2022 – Federally Owned Farmland in Surrey Report

57520612

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To: Regional Planning Committee

From: Carla Stewart, Senior Planner, Regional Planning and Housing Services

Date: September 26, 2022 Meeting Date: October 7, 2022

Subject: **Federally - Owned Farmland in Surrey**

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### RECOMMENDATION

That the MVRD Board receive for information the report dated September 26, 2022, titled “Federally-Owned Farmland in Surrey”.

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### EXECUTIVE SUMMARY

On September 8, 2022, members of Metro Vancouver’s Agricultural Advisory Committee presented to the Regional Planning Committee asking for Metro Vancouver to support the protection of a five-parcel, 120-hectare site in Surrey for continued agriculture production. The properties are currently designated Mixed Employment in the Regional Growth Strategy, designated “Mixed Employment” in Surrey’s Official Community Plan and are zoned General Agriculture (A-1); they are federally-owned, and are currently under a Federal disposition process. This process requires the Federal government to consider a range of obligations that are not publicized, including determining any asserted or established Aboriginal or treaty rights.

Given that the properties are owned by Innovation, Science and Economic Development Canada, a department of the Federal Government focused on national economic development and trade, the long-term protection of the properties for agricultural purposes would be best achieved under municipal or provincial ownership, being included into the Agricultural Land Reserve, and being designated Agriculture by the regional growth strategy and Surrey’s Official Community Plan.

Changing the property’s designation to “Agriculture” as part of the City’s OCP update process and including them into the Agricultural Land Reserve has been supported by a Surrey City Council resolution. This report is being provided to the Committee in response to questions asked at the September meeting and to requests for additional information.

### PURPOSE

The purpose of this report is to provide additional information regarding the federally-owned farmland also known as Heppell’s farm, located between 36 and 44 Avenues along 192 and 196 Streets in the City of Surrey and the Federal Government’s disposition process for the lands.

### BACKGROUND

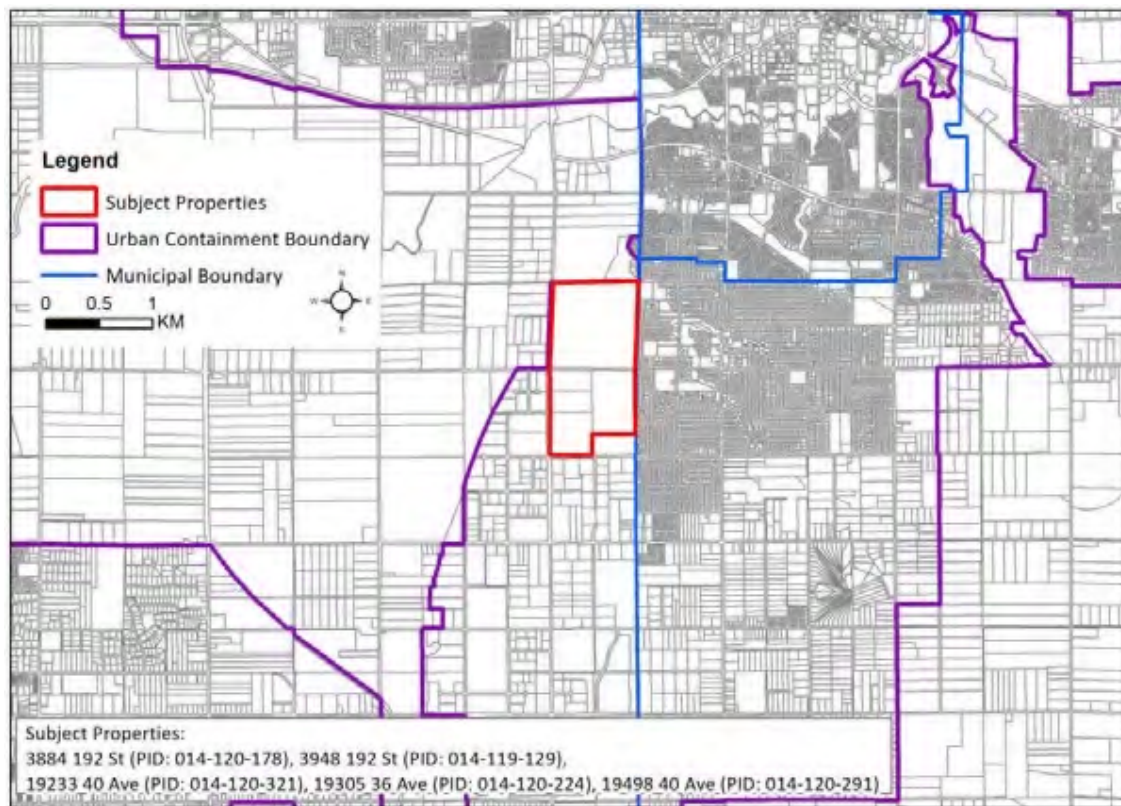
On September 8, 2022 the Regional Planning Committee received an invited presentation from two members of the Metro Vancouver Agricultural Advisory Committee (AAC) where they presented a memo (Reference 1) identifying concern over the potential loss of a large, 120-hectare federally-owned parcel of farmland in Surrey. The AAC members requested that the Regional Planning Committee assist in ensuring these properties are not lost from agricultural production. Regional

Planning staff were requested by the Committee to report back with more information on the status of the federal land disposition process as well as the jurisdictional authority over the lands.

### PROPERTY DETAILS

Approximately one third of the City of Surrey falls within the Agricultural Land Reserve, a provincial designation established in 1973 with the intent of prioritizing agriculture and protecting the most fertile farm lands throughout the province. Several properties located between 192 Street and 196 Street and between 36 Avenue and 44 Avenue in Surrey, also known as Heppell's Farm, were not included in the Agricultural Land Reserve when it was first created, but have been actively farmed since that time, producing a sizeable portion of fresh vegetables that serve regional, provincial and national markets (Figure 1).

**Figure1: Subject Properties**



During the preparation of *Metro Vancouver 2040: Shaping our Future*, the regional growth strategy, the subject properties were designated Mixed Employment to align with Surrey's Official Community Plan (OCP) (Figure 2). In Surrey's OCP, adopted in October 2014, the properties are designated Mixed Employment, which was derived from the Campbell Heights Land Use Plan completed in 2000, identifying the properties as "Technology Park or Business Park" (Figure 3).



Figure 2: Regional Land Use Designations, Metro 2040

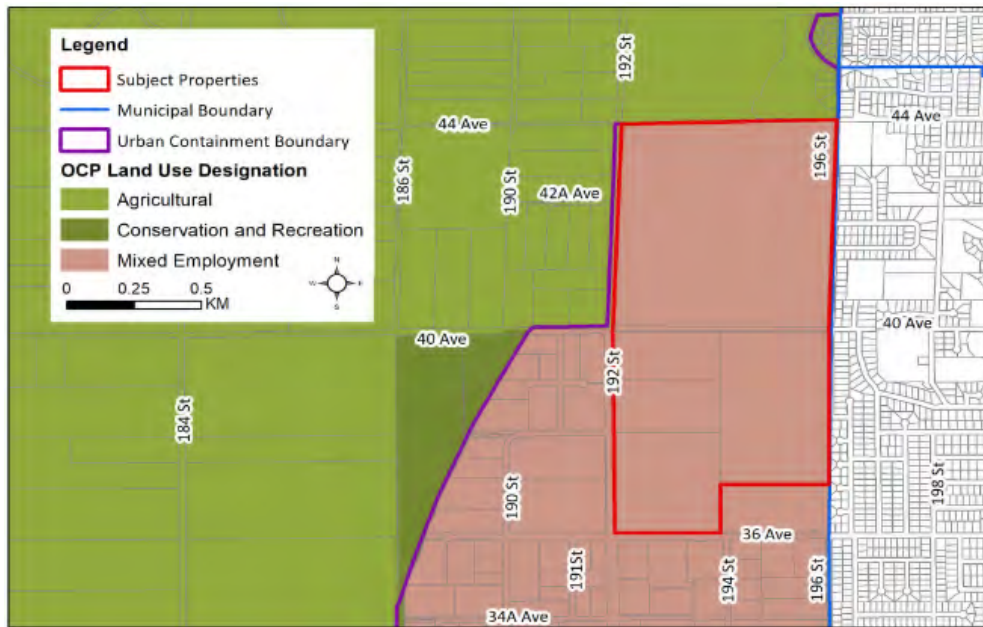
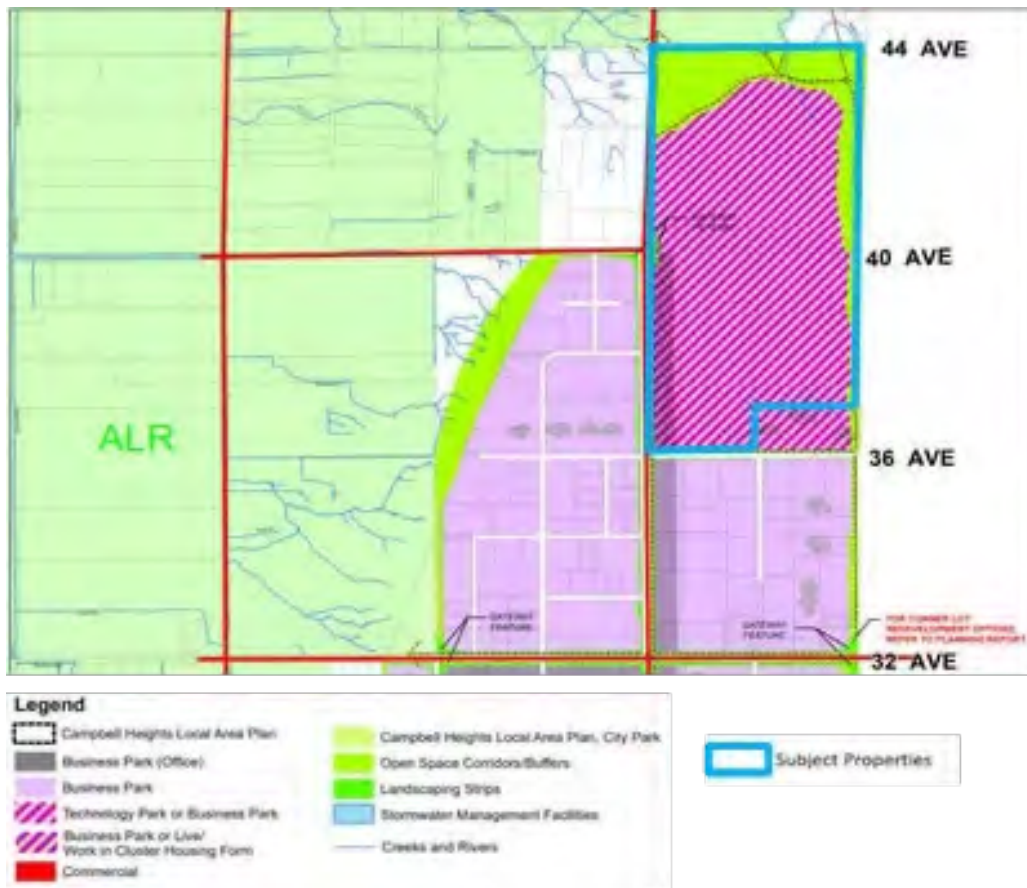


Figure 3: Surrey Campbell Heights Land Use Plan



## **PROPERTY OWNERSHIP AND DISPOSITION PROCESS**

The subject properties have been leased to, and farmed by, the same family for approximately 50 years. The 120-hectare site and all five properties within it are owned by Innovation, Science and Economic Development Canada (ISED), a department of the Federal Government responsible for improving conditions for investment and expanding Canada's role in global trade. Over that time, the ISED had not considered a change in land use to support other economic development purposes and therefore the long-standing lease for the farming operation remained in place. In 2017, ISED determined the land was no longer required for federal purposes and at that time began a disposition process, which is established by the Treasury Board through the Directive on the Management of Real Property (Reference 2).

This Directive sets out the due diligence for federal property disposition which includes determining the following components:

- title to the land;
- environmental conditions;
- physical performance;
- heritage value or archaeology sites;
- security conditions; and
- market value and appraisals.

Over the past year, Public Services and Procurement Canada, the federal department working on behalf of ISED to manage the land disposition, compiled the required resources and reviews for the subject properties and now anticipates being able to post a request for a Notice of Expression of Interest in the properties before the end of 2022. These Notices are sent to all levels of government, including First Nations, and are open for 30 days. Priority for considering interest in acquiring federally-owned lands is reviewed in the following order:

- federal departments;
- crown corporations;
- provinces; and
- municipalities and Indigenous groups.

Any submissions made as part of that Expression of Interest must include an identified public purpose for the future use of the lands. This process is intended to be open and transparent and based on the determined market value of the properties.

## **CITY OF SURREY'S POSITION**

The subject properties have been in the media for several months after a petition was launched by a City of Surrey citizen seeking support to keep the properties in agricultural production (Reference 3). The petition's signatories are asking the Federal Government to continue to lease the land for farming purposes, and to work with the Province to include the parcels within the ALR. The petition also asked the City of Surrey to adjust its OCP to ensure that the land is retained over the long term for agricultural use.



As noted at the Regional Planning Committee on September 8, 2022, on July 11, 2022 the City of Surrey demonstrated support for the continued use of the land for agricultural purposes by passing a Council resolution that states:

1. *The 220 acres of exceptionally fertile farmland located at 192<sup>nd</sup> Street and 36<sup>th</sup> Avenue and currently zoned Agricultural (A-1), be designated as Agricultural as part of the Official Community Plan review process taking place in 2023;*
2. *The City work with the Federal and Provincial governments to move towards bringing these lands into the Agriculture Land Reserve; and*
3. *Staff conduct an assessment of all agricultural, food producing land in Surrey with a view to protecting these lands for the purpose of addressing future food security requirements.*

The City is in the early stages of updating its OCP and while the timeline for the update has not been released, depending on the scope of the OCP review, could take several years to complete. Updating the OCP will also necessitate an application to Metro Vancouver to amend the regional land use designation for the site.

#### **JURISDICTION AND AUTHORITY**

Managing the jurisdictions and authorities for decision making for the subject properties is complicated and involves several levels of government. References have been made to the Agricultural Land Reserve and the City's OCP land use designations as possible methods to ensure the long-term protection of the land for agricultural purposes, but the ownership of the lands is a critically important factor.

#### **Federal Authority**

Canada's constitutional structure establishes the authority of the Federal Government over that of all lower-tier governments. Under Federal ownership, the inclusion of the subject properties into the Agricultural Land Reserve under Provincial legislation, or the re-designation of the lands in the City's OCP from "Mixed Employment" to "Agricultural" would not supersede Federal jurisdiction over the preferred use of the lands. While for the most part federal departments work to comply with local land use policies and regulations, conflicts over use have been upheld in court in favour of federal interests, even in cases where properties are occupied by a tenant or not used for Federal Government purposes.

#### **City Jurisdiction**

While uses on federally-owned lands are ultimately at the discretion of the Federal Government, a local government can indicate its intent and support for land uses through OCP land use designations and zoning. In this instance, the subject property is already zoned General Agriculture (A-1) by the City of Surrey's Zoning Bylaw, No. 12000 and, as noted above, the City has passed a resolution indicating support for changing the OCP land use designation of the properties from "Mixed Employment" to "Agricultural" during its upcoming OCP update process. While the OCP process could take several years to complete, and given that the Federal Government is planning to post its request for Expressions of Interest in the coming months, as the authority over its OCP land use designations, the City has the option to amend the subject property's land use designation at any time prior to or during its OCP update. This would make the City's desired land use direction for the properties clear

and illustrate its commitment to retaining the agricultural use and to pursuing an Agricultural Land Reserve inclusion application to any potential purchasers of the lands before the Federal Government disposes of them.

### **Metro Vancouver Jurisdiction**

An additional related land use policy that has not yet been discussed is the role of the regional growth strategy in the protection of these lands. Should the MVRD Board determine that there is a regional interest in the long-term protection of these lands for agricultural purposes, and to support the City of Surrey's interest in re-designating the lands to "Agricultural" and bringing them into the Agriculture Land Reserve, an amendment to the regional growth strategy can be initiated at any time to amend the regional land use in *Metro 2040* from "Mixed Employment" ("Employment" in *Metro 2050*) to "Agricultural". Such an amendment would better support the City's application to expand the Agricultural Land Reserve and it will be made clear to all parties interested in the possible purchase of the lands, as well as those involved in the City's OCP update, that the OCP land use change is being done to not only protect the continued agricultural use of the lands, but also to be consistent with the regional land use designation.

Should a non-government entity succeed at purchasing the properties, they would be required to comply with all applicable Provincial, regional, and local policies and regulations.

### **LONG-TERM AGRICULTURAL PROTECTION**

Options for long-term agricultural protection of the subject properties will depend on the direction of the Federal Government and the outcome of the current land disposition process. Because the disposition of federal lands follows procedures established by a Directive under the authority of the federal *Financial Administration Act*, it cannot be circumvented nor adjusted by a lower-tier government; however, the Province, the City, and Metro Vancouver could submit expressions of interest for the retention of the lands for the public purpose of food production over the long term.

### **ALTERNATIVES**

This is an information report. No alternatives are presented.

### **FINANCIAL IMPLICATIONS**

There are no financial implications to this report.

### **CONCLUSION**

A five-parcel 120-hectare piece of active farmland located in Surrey is owned by the Federal Government and is part of a current land disposition process. Many citizens, the farming community and the City of Surrey have expressed interest in retaining the properties for farming use. While amendments to the regional growth strategy and the City of Surrey's OCP and inclusion into the Agricultural Land Reserve can happen at any time, as long as the property is Federally-owned, the Federal Government's constitutional jurisdiction can override that of a lower-tier government. Long-term protection of these properties for agricultural purposes would be best achieved under public inclusion into the Agricultural Land Reserve, and being designated Agricultural by the regional growth strategy and the City's Official Community Plan as soon as possible.

## **References**

1. [Briefing Memo from Metro Vancouver Agricultural Advisory Committee Dated July 4, 2022](#)
2. [Directive on the Management of Real Property](#)
3. [Surrey Farmland Petition](#)

55257978

**From:** [Maryanne Van Herwaarden](#)  
**To:** [ALC Referrals ALC:EX](#)  
**Subject:** TO: Pervez Akhtar  
**Date:** January 19, 2023 9:29:00 AM

---

**[EXTERNAL] This email came from an external source. Only open attachments or links that you are expecting from a known sender.**

Dear Mr. Pervez Akhtar,

I'm writing from the beautiful Surrey/Cloverdale/Langley area of beautiful British Columbia. I grew up in this area at a time when it was predominantly reserved and protected farmland. As time has passed, these reserved and protective lands have been bought and sold to industries for the building of warehouses and the like. I'm part of many citizens who live here, grew up here, and have raised families here, and are VERY concerned with the loss of our produce farms. At a time when food shortages around the world are ever-increasing, due to floods and drought that have led to famine, I'm concerned that the selling of our reserved and protected farmland is foolish for our future survival. We have an abundance of beautiful produce from farms in Surrey/Cloverdale/Langley, but they will become a thing of the past if the land that is supposed to be reserved and protected by our government is sold off.

Places like California, which has faced years of droughts and now floods, can no longer provide much needed produce. Be we can! IF our government is wise, and protects, supports, nurtures, and develops our farmlands in places like the vast acreages that are Surrey/Cloverdale/Langley.

PLEASE, stand up and be our voice for the protection of our reserved farmlands. We NEED them! See their value, not only for us, but for Canadian provinces and nations around the world. THIS is the industry we need to be developing, not destroying.

Warmest regards,  
Maryanne Van Herwaarden

--

*Maryanne*

**From:** [Marlene Mackenzie](#)  
**To:** [ALC Referrals ALC:EX](#)  
**Subject:** Hoppell"s Farm Land.  
**Date:** January 19, 2023 9:24:28 AM

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**[EXTERNAL]** This email came from an external source. Only open attachments or links that you are expecting from a known sender.

Please keep this property agricultural.

Marlene Mackenzie  
A surrey resident

**From:** [Darryl Jones](#)  
**To:** [ALC Referrals ALC:EX](#)  
**Subject:** Reference ALC file 66884. Land on 192nd Surrey  
**Date:** January 19, 2023 8:45:40 AM  
**Importance:** High

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**[EXTERNAL]** This email came from an external source. Only open attachments or links that you are expecting from a known sender.

To the ALC,

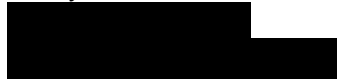
To quote your own website content: "Agriculture is an important part of the economy, especially with a growing number of businesses and residents choosing local food products. **Protecting agricultural land enables long-term food security and provides essential environmental benefits.** Promoting agricultural viability helps ensure that agricultural land is farmed and available for future food production." No greater truth has been written!!

Please make good on your own statements.

Regards,

Darryl

Darryl F. Jones



From: [T.Hopper](#)  
To: [ALC Referrals ALC:EX](#)  
Date: January 19, 2023 7:58:18 AM  
Attachments: [AB75DB42-D189-4F15-8711-AD4D8822197A.png](#)

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**[EXTERNAL]** This email came from an external source. Only open attachments or links that you are expecting from a known sender.

Re: following ALR inclusion

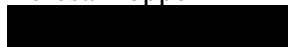


I'd like it to be on record that I believe this land should continue to be used for produce, agricultural purposes under ALR.

I have lived in this area doe 53 years and that land has been used for crops throughout the growing season for as long as I remember. I was quite shocked to learn that it wasn't already part of the ALR land protection.

Please, please, please consider including this land for agricultural purposes and designate it accordingly under ALR protection.

Thank you,  
Teresa Hopper



**From:** [susan kieswetter](#)  
**To:** [ALC Referrals ALC:EX](#)  
**Subject:** Inclusion of Cloverdale Federal farmland into ALR  
**Date:** January 19, 2023 7:42:01 AM

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**[EXTERNAL]** This email came from an external source. Only open attachments or links that you are expecting from a known sender.

**One big field produces much of BC's spring/early summery field vegetables.**

- **Thanks its special soil and location, no other farmland in BC can produce so much so early.**
- **Last season approximately 70% of BC's domestic potatoes were produced from this farmland from spring to mid-summer.**
- **Cabbage, parsnips and carrots and much of the squash production in Canada also starts here.**
- **The farmland produces just when we rely most on food from California - where severe water shortages are restricting food production.**

In conclusion This land needs to be protected for our future and our children's future.

Susan Kieswetter

Sent from my iPhone



**From:** [Joy Richardson](#)  
**To:** [ALC Referrals ALC:EX](#)  
**Subject:** Proposed ALR Inclusion of Federal Lands in the City of Surrey  
**Date:** January 19, 2023 7:07:58 AM

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**[EXTERNAL] This email came from an external source. Only open attachments or links that you are expecting from a known sender.**

Hi there, and Thanks for your time...

Please consider keeping the Land at Heppell's Farm in the ALR, and not to be sold to developers, for what appear to be obvious reasons.

[https://www.heppellspotatoes.ca/save-the-farmland?fbclid=IwAR3fIHUIQ8I27Uxe41maY4XHPvJiJO\\_3Cr3ISFTCH3ONNVdv3nfNuBd9kI](https://www.heppellspotatoes.ca/save-the-farmland?fbclid=IwAR3fIHUIQ8I27Uxe41maY4XHPvJiJO_3Cr3ISFTCH3ONNVdv3nfNuBd9kI)

## SAVE THE FARMLAND | Heppell's

Our domestic summer food supply is at risk One big field produces much of BC's spring/early summery field vegetables. Thanks its special soil and location, no other farmland in BC can produce so much so early. Last season approximately 70% of BC's domestic potatoes were produced from this farmland from spring to mid-summer.; Cabbage, parsnips and carrots and much of the squash production in ...

[www.heppellspotatoes.ca](http://www.heppellspotatoes.ca)

Thanks,

*Joy*

Joy Richardson  
Langley, BC



**From:** [The Stepneys Hotmail](#)  
**To:** [ALC Referrals ALC:EX](#)  
**Subject:** Re: file 66884, in support of Proposed inclusion of federal land at 192nd and 36th in ALR  
**Date:** January 18, 2023 11:39:39 PM

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**[EXTERNAL] This email came from an external source. Only open attachments or links that you are expecting from a known sender.**

I am in support of placing the farmlands, at 192<sup>nd</sup> and 36<sup>th</sup> Avenue in Surrey, into the ALR.

The land has been farmed since 1974 by the Heppell family, who have amended the soil over the years to provide good drainage and high quality soil. The location of the land is unique in that it can be planted in February, allowing crops to grow locally and be available to our grocery stores early in the season. It is in a microclimate that allows it to produce vegetables before other land in Canada. The land is extremely productive, providing 70% of British Columbia's domestic potatoes from May until August 1<sup>st</sup>. It also produces the majority of early carrots, parsnips, cabbage, and winter squash. This makes up approximately 50 million vegetable servings each year, feeding our population.

This is all local—so when California has a drought, or transportation is blocked due to floods or fires, this produce is still providing food to our families. Supplying food locally also reduces greenhouse gases produced by transportation from those distant locations. It is really important that we are able to have a reliable supply of local produce. We can't assume that another country, or other areas of our province, will grow and supply our food, in this time of changing temperatures and rainfall.

This farmland is essential for our food supply.

We cannot rely on the local Surrey City Council or Metro Vancouver to keep this farmland agricultural, even if it is rezoned to "Agricultural". This local zoning can be quickly at the whim of the local council and developers, as recently occurred in nearby South Campbell Heights last year.

Please protect it by placing it in the ALR, so future generations can continue to have a reliable food supply.

Thank you.

Kim Stepney, BSc., MD.

[REDACTED]

Langley, BC, [REDACTED]

**From:** [Peter Stepney](#)  
**To:** [ALC Referrals ALC:EX](#)  
**Subject:** ALC file 66884  
**Date:** January 18, 2023 9:10:52 PM

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**[EXTERNAL] This email came from an external source. Only open attachments or links that you are expecting from a known sender.**

I am writing in support of the ALC initiative to protect the land described in this file, by including it in the ALR. My interest in this file is as a consumer of agricultural products, and a resident of Metro Vancouver.

This large area of agricultural land is highly productive, and irreplaceable.

While City of Surrey has indicated it would rezone the land agricultural, that is not sufficient protection. Less than a year ago, City of Surrey obtained Metro Vancouver's tacit permission to turn a large area south of this parcel, in "Campbell Heights South", which had been zoned agricultural, into industrial lands, by extending the Urban Containment Boundary. There is no reason to believe that the same philosophy would not eventually prevail in dealing with the parcels of land being considered by the ALC in this initiative, if not during the term of the current Surrey Council, then surely at some time in the future. This land is low hanging fruit for those who would pave over anything in the name of development and employment.

I urge the Commission to put the safeguarding of our food security ahead of the interests of local developers and politicians.

Sincerely

Dr. Peter Stepney

Langley, B.C.



Virus-free. [www.avast.com](http://www.avast.com)

**From:** [katelyn Stead](#)  
**To:** [ALC Referrals ALC:EX](#)  
**Subject:** ALC file 66884. Land on 192nd Surrey.  
**Date:** January 18, 2023 8:32:51 PM

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[EXTERNAL] This email came from an external source. Only open attachments or links that you are expecting from a known sender.

To whom it may concern,

I have lived in South Langley for my entire life, for 29 years and am so thankful for that. Growing up in the “rural, farming” area was my favourite. Over the last 15 years the south Langley / south surrey neighbourhood has lost its rural and farming nature. From farmland being paved over and warehouses going up where Silos used to be.

It’s a great disappointment to drive down the old back roads and see nothing but concrete buildings.

I understand that there is a need for more business centres but there is also a great need for sustainable farm land that can produce great product. If this same pattern keeps up there will be no more farmland around. We will be pushed out to have to find new acreages and start from scratch.

Like I said above, it’s such a disappointment to see my once amazing neighbourhood turn into a concrete jungle makes me realize that the lower mainland will not be a place I will stay much longer.

Thank you for your time and I really hope you keep the property at 192nd for what it should be.. farming land.

**From:** [S. Watkins](#)  
**To:** [ALC Referrals ALC:EX](#)  
**Subject:** Atten: Mike Bandy  
**Date:** January 18, 2023 7:56:26 PM

---

**[EXTERNAL] This email came from an external source. Only open attachments or links that you are expecting from a known sender.**

Reference ALC file 66884. Land on 192nd Surrey.

No doubt we need all the Food Security that Surrey and White Rock can create. It would be beyond foolish to allow the Happell's Farm to be lost to industrial development when we are already facing Food Shortages, Higher prices and Food bank capacity overload. Also, the nutritional value supplied by local produce is part of any smart Healthy Community Plan which is part of the PAH Hospital Mandate.

Susan Watkins

South Surrey/White Rock

**From:** [Debbie](#)  
**To:** [ALC Referrals ALC:EX](#)  
**Subject:** Adding Cloverdale farm to ALR  
**Date:** January 18, 2023 7:48:10 PM

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[EXTERNAL] This email came from an external source. Only open attachments or links that you are expecting from a known sender.

I am writing to express my support for adding the property at 192 Street and 36 Ave. to the ALR. This property is a treasure to the people of the entire province of British Columbia providing 30-50 million servings of fresh vegetables at times when they are not locally available anywhere else. As we face increased devastation from climate change and the serious supply chain issues that have and will result it is obvious that growing food locally is the only solution.

The Heppell family have invested years into this farm and have committed to continuing the fight to keep this valuable piece of land feeding Canadians. It logically follows that this land be protected within the ALR.

Debbie Maloway  
Concerned citizen of Cloverdale

Sent from my iPad

**From:** [S. Watkins](#)  
**To:** [ALC Referrals ALC:EX](#)  
**Subject:** Reference ALC file 66884. Land on 192nd Surrey.  
**Date:** January 18, 2023 7:33:17 PM

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**[EXTERNAL]** This email came from an external source. Only open attachments or links that you are expecting from a known sender.

**Yes we support This huge 300 acre parcel of farmland, which is arguably some of the best agricultural land in Surrey, sits East of 192nd and North of 36th Ave. It is Federally owned land and the Government is selling it. Thankfully, and quite rightly, it is being considered for inclusion into the Agricultural Land Reserve.**

**This land currently produces 30-50 million servings of potatoes, carrots, cabbage, parsnips and squash yearly.**

The Heppell's family have been farming this since 1920. WE would like to see this land continue to be farmed in the future, and not paved over for warehousing.

Reference ALC file 66884. Land on 192nd Surrey.

Because farmland of this size, quality and agricultural value is in short supply it is critical that this land be included in the ALR and saved. Local grown vegetables are fresher, cheaper and climate friendly, but without protected farmland we will increasingly have to rely on expensive imported vegetables.

S.Watkins and family

**From:** [Gareth Pugh](#)  
**To:** [ALC Referrals ALC:EX](#)  
**Subject:** Re: Heppell Farm lands  
**Date:** January 18, 2023 7:10:36 PM

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**[EXTERNAL] This email came from an external source. Only open attachments or links that you are expecting from a known sender.**

I hope you will ensure that this land is designated as ALR land and that it will be retained food growing as it is a valuable asset for the whole community. The current crisis in food prices and the increasing cost of importing food makes it more essential than ever that we grow as much of our food as possible locally

Regards

Gareth Pugh

[REDACTED]

Surrey, B.C.

[REDACTED]

[REDACTED]



**From:** [a b](#)  
**To:** [ALC Referrals ALC:EX](#)  
**Subject:** letter re public hearing Jan.23rd  
**Date:** January 18, 2023 7:04:13 PM  
**Attachments:** [letter to ALC Jan.18.23.pdf](#)

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**[EXTERNAL] This email came from an external source. Only open attachments or links that you are expecting from a known sender.**

Hello,

I have attached a letter in regard to the public hearing on January 23<sup>rd</sup> at Kwantlen Polytechnic University Auditorium in regard to the sale of 300 acres of public federal government land with 220 acres currently leased as farmland. I hope this meets your necessary requirements in terms of my personal information ... should you need more information please let me know ...

many! thanks,  
A. Tata

January 18<sup>th</sup>, 2023

A. Tata

[REDACTED]

Sooke, B.C.

[REDACTED]

Re; the 300 acre public property owned by the Federal Government, bounded by 192<sup>nd</sup> St. and 36<sup>th</sup> Ave. in Surrey, B.C. being disposed of by Public Services and Procurement Canada

...following letter to be entered into the responses from the public re the public hearing on January 23<sup>rd</sup>, 2023 at Kwantlen Polytechnic University Auditorium in Langley, B.C. on said subject

To Whom It May Concern,

Food production is an important subject for those residing in British Columbia and otherwise, and at a time of great uncertainty, unusual climate circumstances and an increased and ever widening understanding of the lack of pollinating insects, their habitat and the buffering of farmland by those means by which flora and fauna can exist to exemplify the best in synergy and ecology with this particular piece of public land one needs no argument to see why such valuable agricultural land made better by it's co-existence with a 'more natural' state of flora and fauna should be utilized and saved for such.

... and in the process perhaps viewing and flagging other lands open for residing under the ALC flagship that are being lost now or in the future to cracks in communication, understanding, interest and funding ...

with many! thanks for your time,

*A. Tata*

**From:** [finnfarm](#)  
**To:** [ALC Referrals ALC:EX](#)  
**Subject:** Heppel Farm on 192nd Surrey  
**Date:** January 18, 2023 6:50:38 PM

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**[EXTERNAL] This email came from an external source. Only open attachments or links that you are expecting from a known sender.**

Dear Sirs/Madam:

I cannot attend the public hearing next week but wanted to state that I strongly support the inclusion of this valuable land resource into the Agricultural Land Reserve.

The beautiful soil that makes up this area of Surrey has already had enough of it paved over for monstrous storage and commercial facilities.

We must keep such beautiful and well-producing soil available for farms if we are to attain food security in BC.

Please add my name to those in support of this parcel's inclusion in the ALR. We are proud farmers here and believe in the preservation of prime farmland.

Thank you.

Lisbeth Jane Staschuk

[REDACTED]  
Aldergrove BC [REDACTED]  
[REDACTED]

Sent from my Galaxy

**From:** [Mintern, Ryan](#)  
**To:** [ALC Referrals ALC:EX](#)  
**Subject:** Proposed ALR Inclusion of Federal Lands in the City of Surrey  
**Date:** January 18, 2023 6:12:44 PM

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**[EXTERNAL] This email came from an external source. Only open attachments or links that you are expecting from a known sender.**

To whom it may concern,

I'm writing you with regards to the 300 acres of federal land located at the corner of 36th avenue and 192nd street in Surrey.

My family lives on the immediate perimeter of this land, on 196<sup>th</sup> street, and we're extremely worried that it will be turned into an industrial business park, like we've seen happen with much of the surrounding area.

You're likely already aware of how valuable this land is to our province's food supply, as it produces 50 million servings of vegetables each year <sup>(1)</sup>. That kind of production can't be overlooked, especially given how climate change and supply chain issues continue to challenge our access to imported food.

In addition to food supply, this land is a significant part of our community. Hundreds of residents use this land for its walking trails, kids grow up playing in the wooded areas, and there are countless animal species that call this home.

If this land were to get developed, the interface between our residential neighbourhood and the industrial space would simply not be compatible. The existing industrial area on the west side of 192<sup>nd</sup> street is already the source of light pollution and safety issues related to street racing, which happens almost every weekend with no signs of police or security intervention. Bringing the noise, lights, and unsightliness even closer would devastate property values and harm the mental health of the people who live here.

A nearby property at the corner of 196 street and 36th avenue is currently being developed into industrial buildings. During the design phase, residents were led to believe that a buffer of old growth trees would be saved, a set-back of 30m would be maintained, that there would be no on-street parking, and that the buildings would be painted a neutral color. Sadly, it seems these were all lies, as the City of Surrey and the developer (Orion) followed through on none of this. We cannot let this happen again.

Nearly 75,000 people have signed a petition to protect this land <sup>(2)</sup>. We're pleading with you to do the right thing and support the inclusion of this land into the Agricultural Land Reserve.

Thank you,  
Ryan Mintern and Lauren Pagan  
*Residents of the Township of Langley*

1. <https://vancouversun.com/news/local-news/surrey-vegetable-field-could-be-added-to-alr-to-save-it-from-development>
2. <https://www.change.org/p/protect-early-farmland-in-bc>

**From:** [Kianna Landry](#)  
**To:** [ALC Referrals ALC:EX](#)  
**Subject:** Inclusion of Cloverdale Federal farmland into ALR  
**Date:** January 18, 2023 5:18:00 PM

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[EXTERNAL] This email came from an external source. Only open attachments or links that you are expecting from a known sender.

To whom it may concern,

Here is why I believe this land needs to be protected by the ALR. Firstly the Heppell farm has been providing for the community for five generations! This family has dedicated their lives to this very land. Which has incredible nutrient rich soil not found anywhere else in the province. They not only provide MILLIONS of servings of vegetables to our grocery stores, but supply feed for livestock, donate to the greater Vancouver food bank! They even, with the intention of not having food waste started the Ugly Potato Day. Giving away thousands of pounds of “ugly” vegetables that couldn’t be sold, while also raising money for local food banks. There is also something to be said about the health benefits of eating locally grown produce. Not only is it much healthier for our bodies it’s better for the environment. We should not be reliant on Mexico or California for all our produce. These last few years have really shown the need to have domestic supply! Whether we are talking price increases, emissions or supply issues there is clear evidence why it’s important! We all need food if we don’t protect the very land that feeds us what hope do we have of a thriving healthy community/province/country?

Please deeply consider the consequences of not protecting this important piece of agricultural property. Don’t let British Columbians down to line the pockets of land developers!!!

With concern,  
Kianna Landry

**From:** [J VAN DAM](#)  
**To:** [ALC Referrals ALC:EX](#)  
**Subject:** Farmland  
**Date:** January 18, 2023 3:29:04 PM

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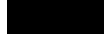
[EXTERNAL] This email came from an external source. Only open attachments or links that you are expecting from a known sender.

Regarding South Surrey Farmland @192 st.South Surrey (Re Heppell)

With the sad state of the world today and climate change .I think it would be a big mistake not to put this very productive Farmland in the A.L.R.to make sure of a supply of fresh food for gerations to come.

Thanking you

Jean Van Dam



Hazelmere

**From:** [Lisa Dreves](#)  
**To:** [ALC Referrals ALC:EX](#)  
**Subject:** ALR inclusion - Heppell Farm - attn: Mike Bandy  
**Date:** January 18, 2023 10:04:13 AM

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**[EXTERNAL] This email came from an external source. Only open attachments or links that you are expecting from a known sender.**

Hi

My name is Lisa Dreves and I live in the City of Langley

I would like to offer my support for the inclusion of all 5 of the properties referred to as “Heppell Farm” in the ALR. I am unable to attend the open house on Jan 23, 2023.

I love and need food, as do my kids, and I believe it is in our best interest to have the property and its soil be preserved as farmland into the future as part of the ALR.

Thank you  
Lisa



**From:** [REDACTED]  
**To:** [ALC Referrals ALC:EX](#)  
**Subject:** Please put Campbell Heights farmland into the Provincial Agricultural Land Reserve  
**Date:** January 17, 2023 9:59:53 PM

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**[EXTERNAL] This email came from an external source. Only open attachments or links that you are expecting from a known sender.**

To whom it may concern,

I would like to request that the following described property be included in the provincial Agricultural Land Reserve. The property is the 123.6 ha. located at 192 and 36 Avenue, Surrey, BC, that is farmed by the Heppell family, who lease it from the Federal Government. This property is described on Page A3, of Peace Arch News, Thursday, January 12, 2023 edition [https://www.peacearchnews.com/e-editions/?iid=i2023011219094067484&&headline=UGVhY2UgQXJjaCBOZXdzLCBKYW51YXJ5IDEyLCAyMDIz&&doc\\_id=230112191436-41642494bdf1782a05cc2149951edc87](https://www.peacearchnews.com/e-editions/?iid=i2023011219094067484&&headline=UGVhY2UgQXJjaCBOZXdzLCBKYW51YXJ5IDEyLCAyMDIz&&doc_id=230112191436-41642494bdf1782a05cc2149951edc87)

This Campbell Heights farmland is well drained and in the sunbelt of Metro Vancouver. This South Surrey farmland receives more sunlight than most areas of Metro Vancouver. Mediterranean eggplants and Californian artichokes are easily grown in the sunny and well drained higher elevation areas of South Surrey, like Campbell Heights.

When nearby lower elevation floodplain farms along the Serpentine River and Nicomekl River become waterlogged during heavy rains, the Campbell Heights' farmland remains high and dry. With sea level rise and heavy rainfall that is expected for this region during climate change, this Campbell Heights farmland will be increasingly important for protecting farmland while low elevation agricultural lands in floodplains will be underwater and non-productive. And with climate change, these high elevation, well drained sunny lands of South Surrey, could end up being the best agricultural lands along the west coast of North America.

Please include this farmland in the provincial Agricultural Land Reserve. It is important step in planning and taking action for agricultural land protection and climate change adaptation. Protecting this land and other high elevation farmland is very important for protecting our food security and agricultural industry especially in preparation for flooding during sea level rise and increasing intensity of rainfall, as predicted by climatologists for British Columbia.

Sincerely,

From Jill Deuling

[REDACTED] Surrey, BC  
[REDACTED]

**From:** [Kyla Barton](#)  
**To:** [ALC Referrals ALC:EX; Helena.Jaczek@parl.gc.ca; mayor@surrey.ca; francois-philippe.champagne@parl.gc.ca; Marie-Claude.Bibeau@parl.gc.ca](#)  
**Subject:** Public Hearing Vote - Proposed ALR Inclusion of Federal Lands in the City of Surrey  
**Date:** January 17, 2023 7:37:59 PM

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**[EXTERNAL] This email came from an external source. Only open attachments or links that you are expecting from a known sender.**

Hello,

I am a resident of Surrey BC at 892 164 Street, Surrey, BC V4A4Y5, and vote that the proposed land bounded by 192 street and 36th avenue where Heppell's farm resides does NOT be developed and remains farmland in the city of Surrey.

Due to the rising costs of groceries, Canadians cannot afford for this farmland that produces 70% of local potato's along with other produce to be taken away.

I am calling on:

1) the federal government to keep all 300 acres of this property in agriculture, forests and streams, either by granting a long-term lease to a local farmer or by applying to the Provincial Agricultural Land Commission to include it in the ALR, and

(2) the City of Surrey to amend its Official Community Plan to prevent the land from conversion to any use other than farming.

Thank you,

Kyla Barton

**From:** [Laura McKenzie](#)  
**To:** [ALC Referrals ALC:EX](#)  
**Subject:** Re: Protecting farm land in BC located at 3884 192nd Street Surrey  
**Date:** January 17, 2023 6:45:58 PM

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**[EXTERNAL] This email came from an external source. Only open attachments or links that you are expecting from a known sender.**

## **Re: Disposal of Federal lands risks food supply disruptions in Surrey, BC**

I am writing to you to make you aware of a threat to British Columbia's domestic food supply and green economy.

Federally owned farmlands, vital to Western Canada's domestic summer vegetable supply are being disposed of by PSPC, risking disruption to the summer food supply in Western Canada. The issue has recently been presented to Parliament in the form of a House of Commons Petition (E-4128) by MP John Aldag. I understand that the Government of Canada will respond to the petition during the next weeks. I am writing to you as a grower of produce on the farmlands to provide background information on the situation.

### **The unique parcel of farmland is vital to Western Canada's domestic food supply.**

The farmland produces much of Western Canada's first field vegetable production each year. This year the parcel produced approximately 70% of BC's domestic potato supply from May till Aug 1. In addition, it produced the majority of early carrots, cabbage, parsnips and much of the earliest winter squash. Each year the parcel produces 30-50 million vegetable servings - enough for a serving for every Metro Vancouverite for 2-3 weeks.

Due to its micro-climate, hilltop location and unique drainage, the farmland produces vegetables before other land in Canada. The land is so unique that potatoes can be planted in February and carrots can be harvested as late as December. No other farmland contributes so much to BC's domestic field produce supply from May to the beginning of August as this 220-acre parcel does.

### **Public Services and Procurement is currently in the process of disposing of the farmlands.**

This parcel, has been managed for years by Ministry of Innovation Science and Economic Development (ISED). ISED declared the land to be surplus to its needs and the Parcel is in the process of being disposed of. Disposal of the farmland makes it extremely vulnerable to being lost from food production which has significant implications for the domestic field vegetable supply.

The land has been owned by the Federal Government since the 1940s having been used as a communications facility. In 1974, Heppells Potato Corp began investing in the sandy land and through regenerative agriculture methods, building to soil into its current highly productive state.

The federal government still appears committed to disposing the farmland. Our understanding is

that Public Services & Procurement Canada (PSPC) is about to solicit Expressions of Interest from federal departments, Crown corporations, provinces, municipalities and Indigenous groups before offering the land for sale to the public.

**Protecting the land is in the public interest:**

The land plays a core role in the domestic food supply due to capacity to produce early crops reliably. This impacts overall market access for the domestic supply and the regions resiliency to food crises.

*Food supply chain continuity and market access:*

BC has a vibrant domestic produce supply that feeds a substantial minority of BC's produce demand. Since, the province does rely heavily on produce imports from drought-stricken California. Maintaining market access for domestic producers requires continuity of supply for retailers and wholesalers. The at-risk farmland plays a critical role in supply continuity. When other fields in BC begin to produce, they cannot reliably be harvested after rainfall. At such times, retailers rely on the Federal lands with its superb drainage to keep their shelves stocked. A continuous domestic supply is vital both for a healthy population and helps lessen and stabilize food prices.

*Climate change mitigation and adaptation:*

California's produce travels 1000's of kilometers with all the associated greenhouse gas emissions. As climate change induced droughts and water restrictions intensify, California's export capacity is being squeezed. Meanwhile, extreme weather events in the last two years have exposed BC's vulnerability to highway closures and flooding of key agricultural areas. The land in question is not in a flood zone and is extremely resilient to extreme weather events.

In addition, the land is centrally located for serving the Metro-Vancouver market allowing deliveries to be made regardless of trade issues and highway closures.

**There is substantial public interest in protecting the land:**

Millions have learned about the risk losing this land poses on Social Media. **70,000** people have signed a petition at [Change.org/savethefarmland](https://change.org/savethefarmland) asking that the land be protected for farming.

There has been considerable media interest in protecting the lands:

CBC News <https://www.cbc.ca/news/canada/british-columbia/campbell-heights-farmers-1.6482106> and

CBC - TV <https://www.youtube.com/watch?v=A1oFPwYI2mo>.

CBC radio: <https://www.cbc.ca/listen/live-radio/1-46/clip/15920576>

Global News: <https://globalnews.ca/news/8934598/surrey-farmers-protect-farmland-from-sale/>

Front page of The Province <https://epaper.theprovince.com/article/281543704595269>  
<https://www.timescolonist.com/local-news/surrey-field-produces-millions-of-vegetables-for-bc-but-could-be-paved-over-for-warehouses-5496337>

Thank you

Laura McKenzie

**From:** [James Hansen](#)  
**To:** [ALC Referrals ALC:EX](#)  
**Subject:** RE: Proposed ALR Inclusion of Federal Lands in the City of Surrey  
**Date:** January 17, 2023 4:35:03 PM

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**[EXTERNAL] This email came from an external source. Only open attachments or links that you are expecting from a known sender.**

Dear ALC,

Am I writing today regarding the federal lands located on 192 Street in the ALR.  
<https://www.alc.gov.bc.ca/proposed-alr-inclusion-of-federal-lands-in-the-city-of-surrey/>

If the ALCs decision boils down to the question of "farm" or "business park" (as the land is currently zoned in the Campbell Heights NCP), **I absolutely believe this land should be agricultural land.** However I also wish to give my thoughts on the power the ALC has to improve land use overall in BC.

I believe the ALC has a strong position in the decision making process for this land. Since the ALC is acting on its own initiative in this case, the ALC is beholden only to the public in its decision. If the ALC withholds the land from development, the ALC then deprives the City of Surrey from higher future property tax revenues and permitting fees.

As mentioned the land is zoned a as a "Technology or Business Park" as detailed in the Campbell Heights neighbourhood plan  
(<https://www.surrey.ca/sites/default/files/media/documents/CampbellHeightsNewLAP.pdf>)

**In my opinion this type of single-use suburban zoning is a bad decision and poor land use.** If the land is not included in the ALR, it should be treated for the scarce resource that it is, and be mixed use urban density allowing a mixture of housing types and businesses, not wasted on a generic suburban business park.

If instead the land could provide hundreds of homes in a variety of housing sizes and types and space for local businesses, then in the context of unaffordable housing prices in Metro Vancouver, I believe this is something that should be explored.

While this goes a little outside the ALC's objective of simply preserving agricultural land, I believe we could see real improvements to land use across the province if the ALC is unafraid to use its broad discretionary powers to force municipalities to take land scarcity seriously with the threat of ALR "confiscation".

Too often, land omitted from the ALR is wasted by suburban sprawl instead of being used effectively and efficiently. I believe that the ALC could encourage municipalities to fix their systemic issues with suburban zoning that leads to the loss of more agricultural land in the long term as pressure builds from sprawl.

My own neighbourhood in Walnut Grove in the Township of Langley was omitted from the ALR, and in the 80s and 90s it was developed in a suburban style. So much valuable land was wasted with large setbacks and other zoning requirements. I am frustrated with seeing this

approach still happening today.

In short, if such action is possible, I would endorse ALC negotiating with the City of Surrey to zone this land for a high-density walkable neighbourhood with a mixture of residential and commercial types, in lieu of ALR inclusion, for the greater good of encouraging better land use around the province. If no such agreement can be reached, I am in favour of it being included it in the ALR.

Thank you

--

James Hansen

*Strong Towns Langley*

Township of Langley, BC

web | [strongtownslangley.org](http://strongtownslangley.org)



**From:** [Ann Martin](#)  
**To:** [ALC Referrals ALC:EX](#)  
**Subject:** Proposal to include 123.6 ha of land in South Surrey in the ALR  
**Date:** January 17, 2023 3:02:03 PM

---

**[EXTERNAL] This email came from an external source. Only open attachments or links that you are expecting from a known sender.**

To: Agricultural Land Commission

Please consider the inclusion of this property into the Agricultural Land Reserve for the lasting benefit of all in British Columbians.

With climate change, we cannot rely on other countries to supply our food. We must be ready to feed ourselves here in B.C.. The Heppell family is a good example of farmers working to grow our food. We must support them. Our food security is paramount in climate uncertainty.

As a consumer and supporter of locally grown food, I wish to add my voice to those who are working to keep this important land in the Agricultural Land Reserve.

Sincerely,  
Ann Martin  
(Surrey Resident)



**From:** [David Hunt](#)  
**To:** [ALC Referrals ALC:EX](#)  
**Subject:** Proposed ALR Inclusion of Federal Lands in the City of Surrey  
**Date:** January 17, 2023 2:15:50 PM

---

**[EXTERNAL] This email came from an external source. Only open attachments or links that you are expecting from a known sender.**

Agricultural Land Commission  
Attn: Mike Bandy  
201-4940 Canada Way  
Burnaby, BC, V5G 4K6

Dear Mr. Bandy,

I fully support the Agricultural Land Commission efforts to include the subject 123.6 hectares of land within the City of Surrey into the Provincial Agricultural Land Reserve (ALR).

Since the Government of Canada is considering disposition of the properties, this circumstance could render these lands susceptible to irreversible land use changes. Given the historic agricultural use and high productivity of the properties, these lands appear to strongly qualify for inclusion within the ALR and the ALR designation would preserve their availability for current and future agricultural use.

The preservation of agricultural lands within the City of Surrey will help protect British Columbians from food supply challenges arising from climate change as well as product delivery & demand issues emanating from other regions in North America. Further, the ALR designation will help Surrey maintain a favourable economic diversity profile. Please include this valuable land in the Provincial ALR.

Sincerely,  
David Hunt

[REDACTED]

Surrey, BC [REDACTED]

[REDACTED]

**From:** [Gretta Shannon](#)  
**To:** [ALC Referrals ALC:EX](#)  
**Subject:** Attn: Mike Re: Meeting at KPU January 23, 2023 Proposed ALR Inclusion  
**Date:** January 17, 2023 1:43:23 PM

---

**[EXTERNAL] This email came from an external source. Only open attachments or links that you are expecting from a known sender.**

There is an 89ha field at 192nd St and 36th Ave in Surrey slated to be added to the ALR. I am in favour of this happening.

Gretta Shannon

[REDACTED]  
Langley BC [REDACTED]

Telephone [REDACTED]  
email: [REDACTED]

**From:** [Bren Pazos](#)  
**To:** [ALC Referrals ALC:EX](#)  
**Subject:** Protect Heppell's farm  
**Date:** January 17, 2023 12:48:59 PM

---

**[EXTERNAL] This email came from an external source. Only open attachments or links that you are expecting from a known sender.**

Hello!

My name is Brenda Pazos. I live in Surrey, BC.

I write to you to ask you to protect Heppell's farmland under the ALR.

Food insecurity is starting to become an issue in different parts of the world, and climate change will certainly worsen things. Please consider protecting this farmland.

Thank you!

**From:** [Diana Dawson](#)  
**To:** [ALC Referrals ALC:EX](#)  
**Cc:** [Mercier.MLA, Andrew LASS:EX](#)  
**Subject:** ALR inclusion in Surrey bordering langley  
**Date:** January 17, 2023 9:31:23 AM

---

[EXTERNAL] This email came from an external source. Only open attachments or links that you are expecting from a known sender.

Hi,

My name is Diana Dawson and I live in south Surrey. We want to make our voice resoundingly heard that we want this property and the others included in this proposal to stay as farming and food producing land and be protected in the ALR. We have all benefitted from this land if you live in the lower mainland. You have all likely eaten food from this very lane. Paving this over and expanding any more of the commercial area that has already been done so would be a huge mistake.

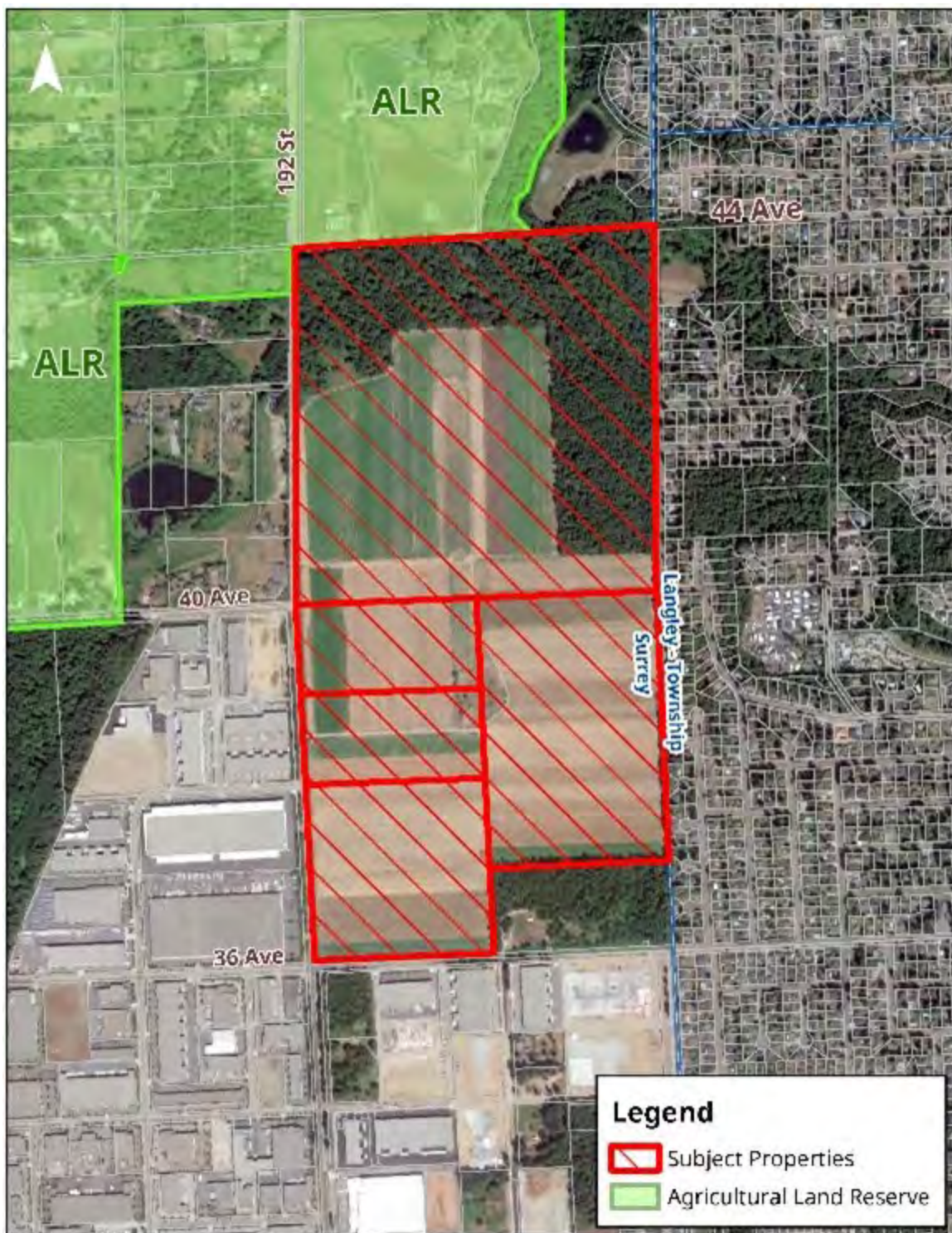
With the pandemic we found out how food dependant we are in many ways on importing from other countries. We need to keep as much food producing land and capable land here to feed our citizens now and expand it. This would also be a sustainable move. Local low carbon footprint sustainable. This would be a responsible move by government to protect and secure sustainability and ability to feed ourselves should another pandemic occur, or instability in the political landscape. Any other move contradictory to this would be the opposite and would suggest government officials are serving a small group of business interests over the larger community as well as violating any charter to move the needle in sustainability and environmental care for the future. Any such agreements you have promised to make along these lines would then be proven quite false and would disrupt any trust the public could have with these officials.

Please put this land into the ALR and keep it farmland and food producing as it is. Do not pave it over and do not expand the commercial lands more than they have been. It is enough. I have attached the pic below for reference.

Thank you,

Diana Dawson

Langley



**From:** [Ariel Martz-Oberlander](#)  
**To:** [ALC Referrals ALC:EX](#); [mayor@surrey.ca](#); [mandeep.nagra@surrey.ca](#); [mike.bose@surrey.ca](#); [doug.elford@surrey.ca](#); [ghepner@surrey.ca](#); [linda.annis@surrey.ca](#); [Rob.stutt@surrey.ca](#); [pardeep.kooner@surrey.ca](#); [harry.bains@surrey.ca](#)  
**Subject:** Inclusion of Cloverdale Federal farmland into ALR  
**Date:** January 17, 2023 9:23:57 AM

---

[EXTERNAL] This email came from an external source. Only open attachments or links that you are expecting from a known sender.

To whom it may concern

My name is Ariel and I am a resident of the lower mainland. I am writing to strongly urge you to include Cloverdale farmland in the ALR, especially the Heppell Farm. With prices of produce increasing every day it is of the utmost importance that we keep as many local sources of food as possible. As we head into an era of droughts and climate change, particularly in California, our local BC farms are vital.

Thanks,  
Ariel Martz-Oberlander



**From:** [REDACTED]  
**To:** [ALC Referrals ALC:EX](#)  
**Subject:** Inclusion of Cloverdale Federal farmland into ALR  
**Date:** January 17, 2023 8:28:09 AM

---

[EXTERNAL] This email came from an external source. Only open attachments or links that you are expecting from a known sender.

Hello,

To the board members of the ALR, I hope you've eaten today.

And if not, you will share a feeling that's about to become much more ubiquitous nationwide.

As climate change destroys the porosity of productive soils through Californian drought, B.C wildfires shorten growing seasons and burn through infrastructure used for food transport, and forest species depletion lead to drier, more arid areas, the Canadian population will become hungry.

It is a privilege to hold the productive land areas that we do.

It is a privilege to be able to afford groceries and it is your power to protect those privileges in the name of public health.

We are only as healthy as the air we breathe and the food we eat. As our skies remain smoky and crops become warehouses, both will contribute to our increasingly concerning health crisis.

Please convert the Cloverdale Federal Farmland into protected ALR land.

Thank you,

Heather

**From:** [Courtney Slawik](#)  
**To:** [ALC Referrals ALC:EX](#)  
**Subject:** Save the farmland  
**Date:** January 17, 2023 7:40:04 AM

---

[EXTERNAL] This email came from an external source. Only open attachments or links that you are expecting from a known sender.

Hello,

I heard BC is going to sell farmland to developers and groceries are going to get even more expensive.

That is appalling and selfish. PEOPLE NEED TO EAT. Food needs to be accessible and affordable.

Please don't do this.

Sent from my iPhone



¡Al lograr las 75,000 firmas, esta petición es una de las más firmadas!

Attachments: [green-buzzworthy.svg](#)  
[green-buzzworthy.svg](#)  
[default-avatar-gray-128.svg](#)  
[default-avatar-gray-128.svg](#)  
[default-avatar-gray-128.svg](#)  
[default-avatar-gray-128.svg](#)  
[default-avatar-gray-128.svg](#)  
[default-avatar-gray-128.svg](#)

**[EXTERNAL]** This email came from an external source. Only open attachments or links that you are expecting from a known sender.

Please keep this 300 acre parce of land for agricultural. In a time of major food insecurities we need to keep growing food for ourselves .

[Detalles de la petición](#) [Comentarios](#) [Actualizaciones](#)

## Protect Early Farmland in BC

72,692 personas firmaron. ¡Ayuda a conseguir 75,000!

¡Al lograr las 75,000 firmas, esta petición es una de las más firmadas!

Ella Brown firmó hace 3 minutos

kim stroh firmó hace 7 minutos

Colleen Aldridge firmó hace 20 minutos

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Sent from Janet's new iPhone

**From:** [malayaheaven.D](#)  
**To:** [ALC Referrals ALC:EX](#)  
**Subject:** Inclusion of Cloverdale Federal farmland into ALR  
**Date:** January 16, 2023 10:17:04 PM

---

[EXTERNAL] This email came from an external source. Only open attachments or links that you are expecting from a known sender.

Hello.

Please save Heppell's Farm land by re zoning as agriculture . Local food supply is essential to Canada. This land has unique soil and produces a large percentage of BC produce every year. By saving this land there will be more jobs for Canadians, food costs won't rise as high, and Canada will have food security.

Sent from my iPhone

**From:** [Cohen Newsome](#)  
**To:** [ALC Referrals ALC:EX](#)  
**Subject:** Inclusion of Cloverdale Federal farmland into ALR  
**Date:** January 16, 2023 4:17:56 PM

---

[EXTERNAL] This email came from an external source. Only open attachments or links that you are expecting from a known sender.

Keep the farm land.

from Nova Scotia.

**From:** [Grout, Kim ALC:EX](#)  
**To:** [Bandy, Mike ALC:EX](#)  
**Subject:** FW: Heppell Family Farm in Surrey  
**Date:** January 16, 2023 3:41:44 PM

---

Correspondence regarding inclusion proposal

Kim Grout | Chief Executive Officer | Agricultural Land Commission  
T 236.468.3265 | F 604.660.7033  
Kim.Grout@gov.bc.ca

-----Original Message-----

From: ALC Burnaby ALC:EX <ALCBurnaby@Victoria1.gov.bc.ca>  
Sent: January 16, 2023 3:36 PM  
To: Grout, Kim ALC:EX <Kim.Grout@gov.bc.ca>  
Subject: FW: Heppell Family Farm in Surrey

FYI

Thanks,  
Devi

-----Original Message-----

From: Erica Dhillon [REDACTED]  
Sent: January 14, 2023 9:45 AM  
To: AGRIServiceBC AF:EX <AgriServiceBC@gov.bc.ca>; ALC Burnaby ALC:EX <ALCBurnaby@Victoria1.gov.bc.ca>  
Cc: Erica Dhillon [REDACTED]  
Subject: Heppell Family Farm in Surrey

[EXTERNAL] This email came from an external source. Only open attachments or links that you are expecting from a known sender.

Dear Honourable Minister Alexis and Deputy Minister Pokorny and Agricultural Land Commission:

I am very concerned about food security for our province and strongly support locally produced food and the farmers who produce our food.  
Indeed, farmers need 100% support from governments and consumers so we can all continue with food security which we foolishly take for granted.

Our local news highlighted the issue of the Heppell family farm at 192nd St and 36th Ave in Surrey.  
My understanding is that this land is owned by the federal government and will soon be up for sale, possibly to warehouse developers.

Reportedly, this is an extremely productive 90 hectares, blessed with sandy soils and an excellent microclimate which extends the growing season by a few months.  
Crops include potatoes, squash, carrots, parsnips and cabbage. As a Dietitian (BSC), I assure you these are vegetables rich in both nutrients and energy.  
Up to 50 million servings of vital vegetables are grown each season!

The farmers state they have family farmed here for about 100 years and want to continue farming here.  
A match made in heaven for those of us who need to eat!

I implore all levels of government to promise to ensure this land continues to be farmed for the next 7 generations.

It needs be in the ALR if that will protect this gem of farmland.

There is no greater legacy in our current world than the preservation of productive farm land!

I cannot state emphatically enough that we absolutely must preserve farmland, respect and take pride in our farmers, for the sake of ourselves and future generations!!

I look forward to your response.

Most sincerely, Erica K Dhillon

Sent from my iPad



**From:** [Jessica](#)  
**To:** [ALC Referrals ALC:EX](#)  
**Subject:** Inclusion of Cloverdale Federal farmland into ALR  
**Date:** January 16, 2023 3:05:16 PM

---

**[EXTERNAL]** This email came from an external source. Only open attachments or links that you are expecting from a known sender.

Do NOT sell this land for development. Did the pandemic teach you NOTHING?! WE NEED THIS FARM LAND WE CANNOT RELY ON OTHER COUNTRIES TO SUPPLY US. Honestly the decisions y'all been making are making you look incompetent as fuck.

**From:** [Heather Fitzgerald](#)  
**To:** [ALC Referrals ALC:EX](#)  
**Subject:** Inclusion of Cloverdale Federal farmland into ALR  
**Date:** January 16, 2023 2:26:18 PM

---

**[EXTERNAL] This email came from an external source. Only open attachments or links that you are expecting from a known sender.**

## **Re: Disposal of Federal lands risks food supply disruptions in Surrey, BC**

I am writing to you to make you aware of a threat to British Columbia's domestic food supply and green economy.

Federally owned farmlands, vital to Western Canada's domestic summer vegetable supply are being disposed of by PSPC, risking disruption to the summer food supply in Western Canada. The issue has recently been presented to Parliament in the form of a House of Commons Petition (E-4128) by MP John Aldag. I understand that the Government of Canada will respond to the petition during the next weeks. I am writing to you as a grower of produce on the farmlands to provide background information on the situation.

### **The unique parcel of farmland is vital to Western Canada's domestic food supply.**

The farmland produces much of Western Canada's first field vegetable production each year. This year the parcel produced approximately 70% of BC's domestic potato supply from May till Aug 1. In addition, it produced the majority of early carrots, cabbage, parsnips and much of the earliest winter squash. Each year the parcel produces 30-50 million vegetable servings - enough for a serving for every Metro Vancouverite for 2-3 weeks.

Due to its micro-climate, hilltop location and unique drainage, the farmland produces vegetables before other land in Canada. The land is so unique that potatoes can be planted in February and carrots can be harvested as late as December. No other farmland contributes so much to BC's domestic field produce supply from May to the beginning of August as this 220-acre parcel does.

### **Public Services and Procurement is currently in the process of disposing of the farmlands.**

This parcel, located at 3884 192nd Street has been managed for years by Ministry of Innovation Science and Economic Development (ISED). ISED declared the land to be surplus to its needs and the Parcel is in the process of being disposed of. Disposal of the farmland makes it extremely vulnerable to being lost from food production which has significant implications for the domestic field vegetable supply.

The land has been owned by the Federal Government since the 1940s having been used as a communications facility. In 1974, Heppells Potato Corp began investing in the sandy

land and through regenerative agriculture methods, building to soil into its current highly productive state.

The federal government still appears committed to disposing the farmland. Our understanding is that Public Services & Procurement Canada (PSPC) is about to solicit Expressions of Interest from federal departments, Crown corporations, provinces, municipalities and Indigenous groups before offering the land for sale to the public.

**Protecting the land is in the public interest:**

The land plays a core role in the domestic food supply due to capacity to produce early crops reliably. This impacts overall market access for the domestic supply and the regions resiliency to food crises.

*Food supply chain continuity and market access:*

BC has a vibrant domestic produce supply that feeds a substantial minority of BC's produce demand. Since, the province does rely heavily on produce imports from drought-stricken California. Maintaining market access for domestic producers requires continuity of supply for retailers and wholesalers. The at-risk farmland plays a critical role in supply continuity. When other fields in BC begin to produce, they cannot reliably be harvested after rainfall. At such times, retailers rely on the Federal lands with its superb drainage to keep their shelves stocked. A continuous domestic supply is vital both for a healthy population and helps lessen and stabilize food prices.

*Climate change mitigation and adaptation:*

California's produce travels 1000's of kilometers with all the associated greenhouse gas emissions. As climate change induced droughts and water restrictions intensify, California's export capacity is being squeezed. Meanwhile, extreme weather events in the last two years have exposed BC's vulnerability to highway closures and flooding of key agricultural areas. The land in question is not in a flood zone and is extremely resilient to extreme weather events.

In addition, the land is centrally located for serving the Metro-Vancouver market allowing deliveries to be made regardless of trade issues and highway closures.

**There is substantial public interest in protecting the land:**

Millions have learned about the risk losing this land poses on Social Media. **70,000** people have signed a petition at [Change.org/savethefarmland](https://change.org/savethefarmland) asking that the land be protected for farming.

There has been considerable media interest in protecting the lands:

CBC News <https://www.cbc.ca/news/canada/british-columbia/campbell-heights-farmers-1.6482106> and

CBC - TV <https://www.youtube.com/watch?v=A1oFPwYl2mo>.

CBC radio: <https://www.cbc.ca/listen/live-radio/1-46/clip/15920576>

Global News: <https://globalnews.ca/news/8934598/surrey-farmers-protect-farmland-from-sale/>

Front page of The

Province <https://epaper.theprovince.com/article/281543704595269>

<https://www.timescolonist.com/local-news/surrey-field-produces-millions-of-vegetables-for-bc-but-could-be-paved-over-for-warehouses-5496337>

Can you help build a healthier, more resilient future by helping to protect this land?

**The following measures could protect the land:**

- 1) placing a covenant on the land excluding its use from anything other than domestic food production.*
- 2) foregoing the farmland's disposal*
- 3) granting a long-term lease to a local farmer*
- 4) by apply to include the farmland into BC's Agricultural Land Reserve and*

We would be delighted to show you the land and assist you with information relevant to the issue.

Sincerely,

Heather Winskell  
Richmond, BC



**From:** [shelley mckean](#)  
**To:** [ALC Referrals ALC:EX](#)  
**Subject:** Fwd: Proposed ACL inclusion/Public Hearing Submission  
**Date:** January 16, 2023 1:50:16 PM  
**Attachments:** [66884\\_proposal\\_summary\\_and\\_property\\_information.pdf](#)

---

**[EXTERNAL]** This email came from an external source. Only open attachments or links that you are expecting from a known sender.

The Commission will be holding a Public Hearing on the matter in accordance with section 17(2) of the ALCA. The Public Hearing will be held on:

**January 23, 2023**

**7:00 pm**

**KPU Langley Campus Auditorium**

**[20901 Langley Bypass, Langley, BC](#)**

"Acting under section 17(1) of the [Agricultural Land Commission Act](#) (ALCA), the Agricultural Land Commission is initiating a proposal to include 123.6 ha (~305 acres) of land within the City of Surrey into the Provincial Agricultural Land Reserve."

**To whom it may concern:**

**Re: Heppell Farms**

I have been a Langley and Surrey resident for 65 years. All of my grandparents were pioneers in these areas and farmers.

Over the years and especially more recently, I am alarmed at the rate of poorly planned development in Surrey and Langley, whole forests being cut down and disappearing agricultural spaces and farmland. If the pandemic and climate change has taught us one thing, we must be more self reliant locally for our food. This is critical for our survival. It would be such a devastating loss for lower mainland communities and the whole of BC **not to have** this prolific farmland included in the ALC for today and for future generations. **Please secure our local food security and add this farmland to the ACL!** Thank you for protecting this farmland!

Shelley McKean  
City of Langley

**From:** [Michelle](#)  
**To:** [ALC Referrals ALC:EX](#)  
**Subject:** Inclusion of Cloverdale Federal farmland into ALR  
**Date:** January 16, 2023 12:25:56 PM

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[EXTERNAL] This email came from an external source. Only open attachments or links that you are expecting from a known sender.

Yo I'm emailing about farm land possibly being re-zoned and I do not want that. I can barely afford groceries as it is and this will most likely dig more in my pockets. Please don't let developers take this lane. WE NEED OUR FARMERS

Sent from my iPhone

**From:** [Autumn Moffatt](#)  
**To:** [ALC Referrals ALC:EX](#)  
**Subject:** Inclusion of Cloverdale Federal farmland into ALR  
**Date:** January 16, 2023 11:40:36 AM

---

**[EXTERNAL] This email came from an external source. Only open attachments or links that you are expecting from a known sender.**

Please commit to protecting the land of Heppell Farm's and changing the Official Community Plan from industrial zoning to agricultural zoning.

Without Heppell farm YOUR food prices are going to rise too. YOU have the power to make a positive change to secure a MAJOR vegetable farmer. SUPPORT LOCAL!

**From:** [Pat Telfer](#)  
**To:** [ALC Referrals ALC:EX](#)  
**Subject:** Inclusion of Cloverdale Federal farmland into ALR  
**Date:** January 16, 2023 11:12:46 AM

---

[EXTERNAL] This email came from an external source. Only open attachments or links that you are expecting from a known sender.

I have just been made aware of this farmland maybe being lost forever to farming because of the industrial zoning in Surrey

So much more to learn about this - but am sure it should stay as agricultural - if the province has any jurisdiction over how that can happen

The pandemic has shown us how vulnerable we are to our food supply . . .  
. and this is one key component to making us a little bit more independent in that area

Please do all you can to get it into the ALR

with thanks

p



**From:** [Fred Partridge](#)  
**To:** [ALC Referrals ALC:EX](#)  
**Cc:** [Fred Partridge](#); [mayor@surrey.ca](mailto:mayor@surrey.ca)  
**Subject:** ALC File: 66884 Proposed Inclusion of Surrey Federal Lands in the Agricultural Land Reserve  
**Date:** January 16, 2023 11:05:36 AM

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**[EXTERNAL]** This email came from an external source. Only open attachments or links that you are expecting from a known sender.

I would like to tell the commission that this land should be included in the ALR in its entirety. We have seen the risk of food insecurity play out first hand within the last few years and it is of paramount importance that this land be protected for all British Columbians. As I write this, food-producing areas of California are being battered by storms and flooding, delaying planting of crops as over 20,000 acres flood in the Salinas area alone.

With future ownership of this land being in flux, it is important that the ALC ensures that it continues to play an important role in the supply of food for this region. Losing this resource will mean more imported food, the loss of many local jobs and greater carbon emissions.

This parcel must be preserved and protected within the ALR.

Thank you.

Regards,  
Fred Partridge

[REDACTED]  
Surrey, BC [REDACTED]

**From:** [Jennifer Stewart](#)  
**To:** [ALC Referrals ALC:EX](#)  
**Subject:** Inclusion of Cloverdale Federal farmland into ALR  
**Date:** January 16, 2023 10:59:05 AM

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[EXTERNAL] This email came from an external source. Only open attachments or links that you are expecting from a known sender.

Please do not develop this land and save the Heppel farm.

Jennifer Stewart

Sent from my iPhone

**From:** [Roz Isaac](#)  
**To:** [ALC Referrals ALC:EX](#)  
**Subject:** Campbell Heights Property  
**Date:** January 16, 2023 10:19:44 AM

---

**[EXTERNAL] This email came from an external source. Only open attachments or links that you are expecting from a known sender.**

Good day

As a BC resident who understands the severity of the climate crisis and sixth mass extinction, I am writing to ask you to ensure that what precious farmland there is, remains as farmland.

Food security, as the pandemic clearly showed, cannot depend on outside supply chains which themselves are experiencing challenges due to changing weather as a result of the climate emergency.

Again, I ask that Campbell Heights remain as farmland.

Thank you for your consideration.

Yours sincerely

Roz Isaac

[REDACTED]

View Royal, BC

[REDACTED]

*Living with gratitude on the stolen, unceded lands of the Songhees and Esquimalt Nations.*

**From:** [Ryan Jerome](#)  
**To:** [ALC Referrals ALC:EX](#)  
**Subject:** Hepples Farm  
**Date:** January 16, 2023 8:03:14 AM

---

[EXTERNAL] This email came from an external source. Only open attachments or links that you are expecting from a known sender.

Hi there,

I am a Tsawwassen resident with wife & 2 kids, I would like to add my support to the group in order to protect BCs food supply. I understand that we need housing and industrial land. We also need to protect ourselves with regard to farming.

As more people move here in the decades to come we will also need more food to feed them and us. What better plan than to keep large tracts of farmland in all cities and municipalities in perpetuity.

Thanks for listening!

Ryan Jerome



Sent from my iPhone

**From:** [A.Ting](#)  
**To:** [ALC Referrals ALC:EX](#)  
**Subject:** Fwd: Please Save Our Farmland and Lower Our Grocery Bills  
**Date:** January 16, 2023 7:42:26 AM

---

**[EXTERNAL] This email came from an external source. Only open attachments or links that you are expecting from a known sender.**

----- Forwarded message -----

**From:** A Ting [REDACTED]  
**Date:** Mon, Jan 16, 2023 at 10:08 AM  
**Subject:** Please Save Our Farmland and Lower Our Grocery Bills  
**To:** <[Marie-Claude.Bibeau@parl.gc.ca](mailto:Marie-Claude.Bibeau@parl.gc.ca)>, <[alc.referrals@govbc.ca](mailto:alc.referrals@govbc.ca)>, <[chrystia.freeland@parl.gc.ca](mailto:chrystia.freeland@parl.gc.ca)>, <[doug.elford@surrey.ca](mailto:doug.elford@surrey.ca)>, <[francois-philippe.champagne@parl.gc.ca](mailto:francois-philippe.champagne@parl.gc.ca)>, <[francois-philippe.champagne@parl.gc.ca](mailto:francois-philippe.champagne@parl.gc.ca)>, <[ghepner@surrey.ca](mailto:ghepner@surrey.ca)>, <[harry.bains@surrey.ca](mailto:harry.bains@surrey.ca)>, <[helena.jaczek@parl.gc.ca](mailto:helena.jaczek@parl.gc.ca)>, <[justin.trudeau@parl.gc.ca](mailto:justin.trudeau@parl.gc.ca)>, <[linda.annis@surrey.ca](mailto:linda.annis@surrey.ca)>, <[mandeep.nagra@surrey.ca](mailto:mandeep.nagra@surrey.ca)>, <[mayor@surrey.ca](mailto:mayor@surrey.ca)>, <[mike.bose@surrey.ca](mailto:mike.bose@surrey.ca)>, <[pardeep.kooner@surrey.ca](mailto:pardeep.kooner@surrey.ca)>, <[rob.stutt@surrey.ca](mailto:rob.stutt@surrey.ca)>

Hon. Helena Jaczek  
Minister of Public Services and Procurement  
House of Commons  
Ottawa, Ontario  
K1A 0A6

Hon. François-Philippe Champagne  
Minister of Innovation, Science and Industry  
House of Commons  
Ottawa, Ontario  
K1A 0A6

Hon. Chrystia Freeland  
Deputy Prime Minister and Minister of Finance  
House of Commons  
Ottawa, Ontario  
K1A 0A6

Right Hon. Justin Trudeau  
Prime Minister of Canada  
Office of the Prime Minister  
80 Wellington Street  
Ottawa, ON

## **Re: Disposal of Federal lands risks food supply disruptions in Surrey, BC**

I am writing to you to make you aware of a threat to British Columbia's domestic food supply and green economy.

Federally owned farmlands, vital to Western Canada's domestic summer vegetable supply are being disposed of by PSPC, risking disruption to the summer food supply in Western Canada. The issue has recently been presented to Parliament in the form of a House of Commons Petition (E-4128) by MP John Aldag. I understand that the Government of Canada will respond to the petition during the next weeks. I am writing to you as a grower of produce on the farmlands to provide background information on the situation.

### **The unique parcel of farmland is vital to Western Canada's domestic food supply.**

The farmland produces much of Western Canada's first field vegetable production each year. This year the parcel produced approximately 70% of BC's domestic potato supply from May till Aug 1. In addition, it produced the majority of early carrots, cabbage, parsnips and much of the earliest winter squash. Each year the parcel produces 30-50 million vegetable servings - enough for a serving for every Metro Vancouverite for 2-3 weeks.

Due to its micro-climate, hilltop location and unique drainage, the farmland produces vegetables before other land in Canada. The land is so unique that potatoes can be planted in February and carrots can be harvested as late as December. No other farmland contributes so much to BC's domestic field produce supply from May to the beginning of August as this 220-acre parcel does.

### **Public Services and Procurement is currently in the process of disposing of the farmlands.**

This parcel, located at 3884 192nd Street has been managed for years by Ministry of Innovation Science and Economic Development (ISED). ISED declared the land to be surplus to its needs and the Parcel is in the process of being disposed of. Disposal of the farmland makes it extremely vulnerable to being lost from food production which has significant implications for the domestic field vegetable supply.

The land has been owned by the Federal Government since the 1940s having been used as a communications facility. In 1974, Heppells Potato Corp began investing in the sandy land and through regenerative agriculture methods, building to soil into its current highly productive state.

The federal government still appears committed to disposing the farmland. Our understanding is that Public Services & Procurement Canada (PSPC) is about to solicit Expressions of Interest from federal departments, Crown corporations, provinces, municipalities and Indigenous groups before offering the land for sale to the public.

**Protecting the land is in the public interest:**

The land plays a core role in the domestic food supply due to capacity to produce early crops reliably. This impacts overall market access for the domestic supply and the regions resiliency to food crises.

*Food supply chain continuity and market access:*

BC has a vibrant domestic produce supply that feeds a substantial minority of BC's produce demand. Since, the province does rely heavily on produce imports from drought-stricken California. Maintaining market access for domestic producers requires continuity of supply for retailers and wholesalers. The at-risk farmland plays a critical role in supply continuity. When other fields in BC begin to produce, they cannot reliably be harvested after rainfall. At such times, retailers rely on the Federal lands with its superb drainage to keep their shelves stocked. A continuous domestic supply is vital both for a healthy population and helps lessen and stabilize food prices.

*Climate change mitigation and adaptation:*

California's produce travels 1000's of kilometers with all the associated greenhouse gas emissions. As climate change induced droughts and water restrictions intensify, California's export capacity is being squeezed. Meanwhile, extreme weather events in the last two years have exposed BC's vulnerability to highway closures and flooding of key agricultural areas. The land in question is not in a flood zone and is extremely resilient to extreme weather events.

In addition, the land is centrally located for serving the Metro-Vancouver market allowing deliveries to be made regardless of trade issues and highway closures.

**There is substantial public interest in protecting the land:**

Millions have learned about the risk losing this land poses on Social Media. **70,000** people have signed a petition at [Change.org/savethefarmland](https://change.org/savethefarmland) asking that the land be protected for farming.

There has been considerable media interest in protecting the lands:

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Can you help build a healthier, more resilient future by helping to protect this land?

**The following measures could protect the land:**

- 1) placing a covenant on the land excluding its use from anything other than domestic food production.*
- 2) foregoing the farmland's disposal*
- 3) granting a long-term lease to a local farmer*
- 4) by apply to include the farmland into BC's Agricultural Land Reserve and*

We would be delighted to show you the land and assist you with information relevant to the issue.

Sincerely,

Angela Ting



Tristin Bouwman, MSc Plant Science  
Crop Manager, Heppells Potato Corp.  
Vice President of the Surrey Farmers Institute.  
604 835 0068  
[tristin@heppells.ca](mailto:tristin@heppells.ca)

C.C.

Hon. Marie-Claude Bibeau, Federal Minister of Agriculture and Agri-Food  
Hon. Carla Qualtrough,  
Lana Popham, Minister of Agriculture, Food and Fisheries BC  
MP John Aldag  
Hon MP Kerry-Lynne Findlay  
MP Tako van Pota  
BCFresh  
Ben Black, Regional Manager Real Estate Services PSPC  
Jennifer Dyson, Chair of the Agricultural Land Commission  
Dr. Deborah Henderson, Director or the Institute for Sustainable

Horticulture, KPU

Dr. Renee Prasad, Agriculture Department Chair, University of the Fraser Valley (UFV)



Dr. Lenore Newman, Director of the Food and Agriculture Institute (UFV)

--

Angela she/her

Toronto sits on the Traditional Territory of many nations including the Mississaugas of the Credit, the Anishnabeg, the Chippewa, the Haudenosaunee and the Wendat peoples and is now home to many diverse First Nations, Inuit and Métis peoples. We are all treaty people.

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**From:** [REDACTED]  
**To:** [ALC Referrals ALC:EX](#)  
**Subject:** Inclusion of Cloverdale Federal farmland into ALR  
**Date:** January 16, 2023 6:55:13 AM

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**[EXTERNAL] This email came from an external source. Only open attachments or links that you are expecting from a known sender.**

Hello,

I am writing to show my support for the Heppel farm to be protected by the agricultural land reserve.

Corporate greed shouldn't take precedence over providing food and vegetables to all of Canada.

I am unable to attend the public hearing, as I am in Alberta, but I wanted to show my support for the Heppel farms.

Thank you,

Leanne Fiddler

**From:** [Tara Farkas](#)  
**To:** [ALC Referrals ALC:EX](#)  
**Subject:** Inclusion of Cloverdale Federal farmland into ALR  
**Date:** January 16, 2023 5:22:45 AM

---

**[EXTERNAL] This email came from an external source. Only open attachments or links that you are expecting from a known sender.**

Hello,

This proposal is an absolute joke and a slap to the face for all Canadians. What is your plan after getting rid of our food? Import it from other countries? The fallout from destroying one of the largest crops will be unprecedented. I can't even think of any fake logic that politicians would use to try and justify this blatant attack on the Canadian people and our industries.

Do better. BC used to be one of the best places in all of Canada - protect it, don't destroy it.

Do. Better.

**From:** [Monica Miller](#)  
**To:** [ALC Referrals ALC:EX](#)  
**Subject:** Support to add Surrey farmland to ALR  
**Date:** January 16, 2023 12:01:17 AM

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**[EXTERNAL] This email came from an external source. Only open attachments or links that you are expecting from a known sender.**

To the Agricultural Land Commission:

I am writing regarding a piece of property located in Surrey, British Columbia (3884 192nd Street), that is currently owned by the federal government and leased by an agricultural producer. I understand there will be a hearing on January 23 and want to add my voice to the support of the House of Commons Petition (E-4128) presented by MP John Aldag.

I live in Vancouver and we are *so lucky* in Canada—and British Columbia specifically—to have abundant fertile lands for agricultural use. The rising cost of food along with climate events in California has made protecting farmland even more vital to us.

I am incredibly concerned about the ability of my family to have access to healthy and *affordable* produce as the cost of living increases across the country. Reducing local farmland will not help those costs if grocers have to import more and more produce from farther away. For example, in the past few months, the cost of lettuce has skyrocketed to \$6 per head due to the water situation in California.

As a Canadian citizen whose food security strongly depends on local food producers throughout the Lower Mainland like Heppell Potato Corp, I am asking you to commit to protecting the land by forgoing the PSPC's divestment of farmland and **support adding the parcel of farmland into BC's Agricultural Land Reserve.**

It would be important also to grant a long-term lease to a local farmer. This will not only contribute to food security, but also to job security for the locals employed in farming.

Many thanks,  
Monica Miller  
resident of Vancouver, BC [REDACTED]

.....  
**Monica Miller**

[REDACTED]

**From:** [Meghan Ryan](#)  
**To:** [ALC Referrals ALC:EX](#)  
**Subject:** Inclusion of Cloverdale Federal farmland into ALR  
**Date:** January 15, 2023 11:45:30 PM

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**[EXTERNAL] This email came from an external source. Only open attachments or links that you are expecting from a known sender.**

Dear Agricultural Land Commissions

To whom this may concern,

I am emailing on behalf of myself and many Canadians who feel the same about the recent decision on rezoning the Heppelles family farm. Tens of millions of produce is grown and distributed from that land. The thought of rezoning it for selfish industrial use and material gain is disgusting and must be stopped. The ones to suffer will be you, me, your neighbors, and every other person who lives and buys groceries within Canada. Most of us are struggling as it is with the rising grocery prices and that very small percentage who aren't struggling are the ones moving for the rezoning, who won't be effected.

I'm sure you may have received hundreds of thousands of emails and many attendees planing on the upcoming counsel meeting. Please take this as a wake up call to not allow future selfish zoning. This will NOT help the community, province, and country. This will only cause more pain.

So I ask that you please consider the future you build, not only for yourself but future generations and how this will effect them. I ask that you please think about us and not allow this to continue.

Sincerely,

Meghan Ryan

A 20 year old college student in Kitchener, ON

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**Conestoga Official Disclaimer:** This email and any attachments are for the sole use of the intended recipients and may be privileged or confidential. Any distribution, printing or other use by anyone else is prohibited. If you are not an intended recipient, please contact the sender immediately, and permanently delete this email and attachments.

**From:** [Ana Garcia](#)  
**To:** [ALC Referrals ALC:EX](#)  
**Subject:** Inclusion of Cloverdale Federal farmland into ALR  
**Date:** January 15, 2023 10:06:32 PM

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[EXTERNAL] This email came from an external source. Only open attachments or links that you are expecting from a known sender.

Please save the land for growing potatoes - Prices at stores are ridiculous. As Canadians we should stick together.

**From:** [Natasha Kerlovich](#)  
**To:** [ALC Referrals ALC:EX](#)  
**Subject:** Re: Disposal of Federal lands risks food supply disruptions in Surrey, BC  
**Date:** January 15, 2023 8:35:19 PM

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I am writing to you to make you aware of a threat to British Columbia's domestic food supply and green economy.

Federally owned farmlands, vital to Western Canada's domestic summer vegetable supply are being disposed of by PSPC, risking disruption to the summer food supply in Western Canada. The issue has recently been presented to Parliament in the form of a House of Commons Petition (E-4128) by MP John Aldag. I understand that the Government of Canada will respond to the petition during the next weeks. I am writing to you as a grower of produce on the farmlands to provide background information on the situation.

The unique parcel of farmland is vital to Western Canada's domestic food supply. The farmland produces much of Western Canada's first field vegetable production each year. This year the parcel produced approximately 70% of BC's domestic potato supply from May till Aug 1. In addition, it produced the majority of early carrots, cabbage, parsnips and much of the earlies winter squash. Each year the parcel produces 30-50 million vegetable servings - enough for a serving for every Metro Vancouverite for 2-3 weeks.

Due to its micro-climate, hilltop location and unique drainage, the farmland produces vegetables before other land in Canada. The land is so unique that potatoes can be planted in February and carrots can be harvested as late as December. No other farmland contributes so much to BC's domestic field produce supply from May to the beginning of August as this 220-acre parcel does.

Public Services and Procurement is currently in the process of disposing of the farmlands.

This parcel, located at 3884 192nd Street has been managed for years by Ministry of Innovation Science and Economic Development (ISED). ISED declared the land to be surplus to its needs and the Parcel is in the process of being disposed of. Disposal of the farmland makes it extremely vulnerable to being lost from food production which has significant implications for the domestic field vegetable supply.

The land has been owned by the Federal Government since the 1940s having been used as a communications facility. In 1974, Heppells Potato Corp began investing in the sandy land and through regenerative agriculture methods, building to soil into its current highly productive state.

The federal government still appears committed to disposing the farmland. Our understanding is that Public Services & Procurement Canada (PSPC) is about to solicit Expressions of Interest from federal departments, Crown corporations, provinces, municipalities and Indigenous groups before offering the land for sale to the public.

Protecting the land is in the public interest:

The land plays a core role in the domestic food supply due to capacity to produce early crops reliably. This impacts overall market access for the domestic supply and the regions resiliency to food crises.

Food supply chain continuity and market access:

BC has a vibrant domestic produce supply that feeds a substantial minority of BC's produce demand. Since, the province does rely heavily on produce imports from drought-stricken California. Maintaining market access for domestic producers requires continuity of supply for retailers and wholesalers. The at-risk farmland plays a critical role in supply continuity. When other fields in BC begin to produce, they cannot reliably be harvested after rainfall. At such times, retailers rely on the Federal lands with its superb drainage to keep their shelves stocked. A continuous domestic supply is vital both for a healthy population and helps lessen and stabilize food prices.

Climate change mitigation and adaptation:

California's produce travels 1000's of kilometers with all the associated greenhouse gas emissions. As climate change induced droughts and water restrictions intensify, California's export capacity is being squeezed. Meanwhile, extreme weather events in the last two years have exposed BC's vulnerability to highway closures and flooding of key agricultural areas. The land in question is not in a flood zone and is extremely resilient to extreme weather events.

In addition, the land is centrally located for serving the Metro-Vancouver market allowing deliveries to be made regardless of trade issues and highway closures.

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Can you help build a healthier, more resilient future by helping to protect this land?

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- 1) placing a covenant on the land excluding its use from anything other than domestic food production.



- 2) foregoing the farmland's disposal
- 3) granting a long-term lease to a local farmer
- 4) by apply to include the farmland into BC's Agricultural Land Reserve and

We would be delighted to show you the land and assist you with information relevant to the issue.

Sincerely,

**From:** [Rita Koster](#)  
**To:** [ALC Referrals ALC:EX](#)  
**Subject:** Inclusion of Cloverdale Federal farmland into ALR  
**Date:** January 15, 2023 8:13:23 PM

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[EXTERNAL] This email came from an external source. Only open attachments or links that you are expecting from a known sender.

Please! Please! Don't let us lose this land. It is far too important agriculturally to be used commercially.

Thanks,

Rita Koster

**From:** [Patrick Savage](#)  
**To:** [ALC Referrals ALC:EX](#)  
**Subject:** Proposed ALR Inclusion of Federal Lands in the City of Surrey  
**Date:** January 15, 2023 7:59:15 PM

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**[EXTERNAL] This email came from an external source. Only open attachments or links that you are expecting from a known sender.**

Greetings,

I am writing as a concerned citizen with regard to the proposed inclusion into the ALR of the Surrey federal lands with civic addresses 19233 40 Ave, 3948 192 St, 3884 192 St, 19305 36 Ave, and 19498 40 Ave.

My name is Patrick Savage, I am a citizen of Burnaby, and I believe this proposed inclusion is in my interests as a person who consumes agricultural goods in the lower mainland.

As some of the most productive farmland in the Fraser Valley, I believe it is of critical importance that this unique parcel is included in the ALR so that it does not fall into the hands of developers.

It should be evident that while the lower mainland is facing a shortage of viable warehouse and residential space, the negative impacts of losing this agricultural productivity would outweigh the benefits of developing it. Food insecurity and climate change are imminent threats to the citizens of British Columbia and both will be aggravated by the loss of this viable local source of food. Please do not allow the lobbying of real estate developers to once again overpower the interests of the people of this province.

Thank you,  
Patrick Savage

**From:** [Rory Dunn](#)  
**To:** [ALC Referrals ALC:EX](#)  
**Subject:** Inclusion of Cloverdale Federal farmland into ALR  
**Date:** January 15, 2023 6:55:13 PM

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The land has been owned by the Federal Government since the 1940s having been used as a communications facility. In 1974, Heppells Potato Corp began investing in the sandy land and through regenerative agriculture methods, building to soil into its current highly productive state.

The federal government still appears committed to disposing the farmland. Our understanding is

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c.c.

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**From:** [Myrna Tannous](#)  
**To:** [ALC Referrals ALC:EX](#)  
**Subject:** Inclusion of Cloverdale Federal farmland into ALR  
**Date:** January 15, 2023 6:24:28 PM  
**Attachments:** [B46846FA-4E8A-4C01-ACBD-9419799138CC.png](#)

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**[EXTERNAL]** This email came from an external source. Only open attachments or links that you are expecting from a known sender.

Hon. Helena Jaczek  
Minister of Public Services and Procurement  
House of Commons  
Ottawa, Ontario  
K1A 0A6

Hon. François-Philippe Champagne  
Minister of Innovation, Science and Industry  
House of Commons  
Ottawa, Ontario  
K1A 0A6

Hon. Chrystia Freeland  
Deputy Prime Minister and Minister of Finance  
House of Commons  
Ottawa, Ontario  
K1A 0A6

Right Hon. Justin Trudeau  
Prime Minister of Canada  
Office of the Prime Minister  
80 Wellington Street  
Ottawa, ON

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Front page of The

Province <https://epaper.theprovince.com/article/281543704595269>

<https://www.timescolonist.com/local-news/surrey-field-produces-millions-of-vegetables-for-bc-but-could-be-paved-over-for-warehouses-5496337>

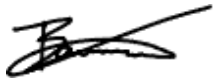
Can you help build a healthier, more resilient future by helping to protect this land?

**The following measures could protect the land:**

- 1) *placing a covenant on the land excluding its use from anything other than domestic food production.*
- 2) *foregoing the farmland's disposal*
- 3) *granting a long-term lease to a local farmer*
- 4) *by apply to include the farmland into BC's Agricultural Land Reserve and*

We would be delighted to show you the land and assist you with information relevant to the issue.

Sincerely,



Tristin Bouwman, MSc Plant Science  
Crop Manager, Heppells Potato Corp.  
Vice President of the Surrey Farmers Institute.  
604 835 0068  
tristin@heppells.ca

c.c.

Hon. Marie-Claude Bibeau, Federal Minister of Agriculture and Agri-Food

Hon. Carla Qualtrough,

Lana Popham, Minister of Agriculture, Food and Fisheries BC

MP John Aldag

Hon MP Kerry-Lynne Findlay

MP Tako van Pota

BCFresh

Ben Black, Regional Manager Real Estate Services PSPC

Jennifer Dyson, Chair of the Agricultural Land Commission

Dr. Deborah Henderson, Director or the Institute for Sustainable

Horticulture, KPU

Dr. Renee Prasad, Agriculture Department Chair, University of the Fraser  
Valley (UFV)

Dr. Lenore Newman, Director of the Food and Agriculture Institute (UFV)

Myrna



**From:** [Action Play Cafe](#)  
**To:** [ALC Referrals ALC:EX: K Smith](#); [Matt](#)  
**Subject:** Inclusion of Cloverdale Federal farmland into ALR  
**Date:** January 15, 2023 6:18:47 PM

---

**[EXTERNAL] This email came from an external source. Only open attachments or links that you are expecting from a known sender.**

To the goodness of humanity,

Keep our fertile farmland safe! Buildings can be built on land elsewhere – land that's more barren and doesn't grow 50 million servings of vegetables! It's precious and special soil that should be respected for what it is. It would be a great loss to our communities and the province! This subject speaks to the very core of health and welfare for everyone! Vote for the ALR to include this fertile special farmland in its continued agricultural state. Protect our Provincial and Local Community food sources!

Please **protect the land!**

Tracey Fitzpatrick

Sent from [Mail](#) for Windows

**From:** [Jayde gallivan](#)  
**To:** [ALC Referrals ALC:EX](#)  
**Subject:** Inclusion of Cloverdale Federal farmland into ALR  
**Date:** January 15, 2023 5:43:54 PM

---

**[EXTERNAL] This email came from an external source. Only open attachments or links that you are expecting from a known sender.**

I'm frankly appalled there's any human being thinking of destroying this farm. Canadians are already starving, you know how vital, how important this farm land is. By choosing to rezone this land you are willingly not only destroying the earth, you're killing Canadians.

We already can't afford produce as it is, and you're going to take away our domestic supply?

US CANADIANS ARE BEGGING YOU LEAVE THE LAND ALONE.  
LET US EAT.  
LET US EAT.  
STOP KILLING US.

We don't need more industrialization. We need AFFORDABLE FOOD.

**From:** [Julie Dembowski](#)  
**To:** [ALC Referrals ALC:EX](#)  
**Subject:** Inclusion of Cloverdale Federal farmland into ALR  
**Date:** January 15, 2023 4:54:07 PM

---

[EXTERNAL] This email came from an external source. Only open attachments or links that you are expecting from a known sender.

I am sending this email in response to a TikTok video by a creator Potato Ty. He has spoken about some land that is used for farming vegetables, in particular potatoes. This farmland may be sold to developers. This land needs to be rezoned as agricultural land so British Columbia Canada can continue to produce local food.

Julie Dembowski

Sent from my iPhone

**From:** [Heather Blais](#)  
**To:** [ALC Referrals ALC:EX](#)  
**Subject:** Inclusion of Cloverdale Federal farmland into ALR  
**Date:** January 15, 2023 4:16:23 PM

---

[EXTERNAL] This email came from an external source. Only open attachments or links that you are expecting from a known sender.

Please stop this parcel of land from becoming real estate! It is feeding so many people.  
Thank you  
Heather Blais

Sent from my iPhone

**From:** [raelynn patrick](#)  
**To:** [ALC Referrals ALC:EX](#)  
**Subject:** SAVE THE FARMLAND!!!  
**Date:** January 15, 2023 4:04:47 PM

---

**[EXTERNAL] This email came from an external source. Only open attachments or links that you are expecting from a known sender.**

Hi there I am a fellow Canadian, concerned. All the way from Burns Lake, BC. This concerning choice effects MILLIONS of Canadians surrounding BC. Please don't make this ridiculous choice, it will hurt each and every one of us including you! ESPECIALLY the farm owner who has been running that farmland for YEARS ON YEARS. Gives you no right!! And of course, if everyone is agreeing to NOT do this. That speaks measures. Please don't do it. Leave the farm alone.

**From:** [Stacy M](#)  
**To:** [ALC Referrals ALC:EX](#)  
**Subject:** Inclusion of Cloverdale Federal farmland into ALR  
**Date:** January 15, 2023 3:54:16 PM

---

[EXTERNAL] This email came from an external source. Only open attachments or links that you are expecting from a known sender.

To whom it may concern,

With already threatened food supplies and increased inflation why would you further this for Canadians. I support keeping this property in the ALR and keeping our food supplies in Canada safe and sustainable.

Stacy  
A very concerned BC resident

Sent from my iPhone



**From:** [Andrea McFee](#)  
**To:** [ALC Referrals ALC:EX](#)  
**Subject:** Inclusion of Cloverdale Federal farmland into ALR  
**Date:** January 15, 2023 3:14:07 PM

---

**[EXTERNAL] This email came from an external source. Only open attachments or links that you are expecting from a known sender.**

Hello,

I am writing to you to make you aware of a threat to British Columbia's domestic food supply and green economy.

Federally owned farmlands, vital to Western Canada's domestic summer vegetable supply are being disposed of by PSPC, risking disruption to the summer food supply in Western Canada. The issue has recently been presented to Parliament in the form of a House of Commons Petition (E-4128) by MP John Aldag. I understand that the Government of Canada will respond to the petition during the next weeks.

The unique parcel of farmland is vital to Western Canada's domestic food supply.

The farmland produces much of Western Canada's first field vegetable production each year. This year the parcel produced approximately 70% of BC's domestic potato supply from May till Aug 1. In addition, it produced the majority of early carrots, cabbage, parsnips and much of the earlies winter squash. Each year the parcel produces 30-50 million vegetable servings - enough for a serving for every Metro Vancouverite for 2-3 weeks.

Due to its micro-climate, hilltop location and unique drainage, the farmland produces vegetables before other land in Canada. The land is so unique that potatoes can be planted in February and carrots can be harvested as late as December. No other farmland contributes so much to BC's domestic field produce supply from May to the beginning of August as this 220-acre parcel does.

Protecting the land is in the public interest.

**The following measures could protect the land:**

- 1) placing a covenant on the land excluding its use from anything other than domestic food production.*
- 2) foregoing the farmland's disposal*
- 3) granting a long-term lease to a local farmer*
- 4) by apply to include the farmland into BC's Agricultural Land Reserve and*

Sincerely,

Andrea McFee

**From:** [Rajvir Sandhu](#)  
**To:** [ALC Referrals ALC:EX](#)  
**Subject:** Langley farm rezoning  
**Date:** January 15, 2023 2:35:57 PM

---

[EXTERNAL] This email came from an external source. Only open attachments or links that you are expecting from a known sender.

Progress must move everyone forward. Progress at the expense of others isn't progress it's a bias. Industrial rezoning benefits the wealthy which I'm sure feeds the pockets of those that represent us. However if those representing us truly cared about the population this rezoning should be laughed at. We can't keep giving away our resources and then play the victim when crisis hits and we need farmland.

**From:** [Danielle Scott](#)  
**To:** [ALC Referrals ALC:EX](#)  
**Subject:** Inclusion of Cloverdale Federal farmland into ALR  
**Date:** January 15, 2023 2:12:21 PM

---

**[EXTERNAL]** This email came from an external source. Only open attachments or links that you are expecting from a known sender.

To whom it may concern,

It is vital to Canadians that the 220-acre piece of productive farmland in the Lower Mainland is kept as farmland. This farm – bounded by 192nd Street and 36th Avenue in Surrey - has been successfully producing potatoes, carrots, cabbages and squash for the past 50 years. In fact, this piece is at the core of field vegetable production in BC from May- early July. No other parcel produces so much of BC's local field vegetable supply at this time of year.

Please protect this land.

Thank you,  
Danielle Scott  
(Mission, B.C.)

Sent from my iPhone

**From:** [E.L](#)  
**To:** [ALC Referrals ALC:EX](#)  
**Subject:** Protecting Heppell's Farmland in the Agricultural Land Reserve  
**Date:** January 15, 2023 1:41:59 PM

---

**[EXTERNAL] This email came from an external source. Only open attachments or links that you are expecting from a known sender.**

Dear Agricultural Land Commission,

I would like to write to request that Heppell's Farmland be protected under the Agricultural Land Reserve. This land is particularly valuable in producing much of British Columbian produce, especially potatoes. Our grocery store prices could increase if we need to import all of the missing produce from other, non-local food sources. Please protect Heppell's farmland from being rezoned. Thank you.

Warm regards,  
Elizabeth (Lisa) Liu

**From:** [Kathryn Tubridy Pakenham](#)  
**To:** [ALC Referrals ALC:EX](#)  
**Subject:** Heppel's Farm land  
**Date:** January 15, 2023 1:15:52 PM

---

**[EXTERNAL]** This email came from an external source. Only open attachments or links that you are expecting from a known sender.

Please for the love of god do not let the farm land Heppel's uses be rezoned. The world does not need more industrial shit we need more farms to feed us

Kathryn

**From:** [Christina Bruce](#)  
**To:** [ALC Referrals ALC:EX](#)  
**Subject:** Inclusion of Cloverdale Federal farmland into ALR  
**Date:** January 15, 2023 12:04:16 PM

---

[EXTERNAL] This email came from an external source. Only open attachments or links that you are expecting from a known sender.

Please leave this as farm land, it would be a devastating loss for Canadians!

Christina Bruce  
Warren, Manitoba, CA

**From:** [Brigid Barner](#)  
**To:** [ALC Referrals ALC:EX](#)  
**Subject:** Inclusion of Cloverdale Federal farmland into ALR  
**Date:** January 15, 2023 11:56:35 AM

---

**[EXTERNAL] This email came from an external source. Only open attachments or links that you are expecting from a known sender.**

Hello

This is to request you put a moratorium on the development of any farmland in BC. The availability of fresh fruit and vegetables has been dramatically impacted by extreme weather conditions in the province as well as in the US and other producing countries.

It is extremely important that we protect our ability to supply fresh produce to our population and markets beyond BC.

All available farm land is needed no more than ever.

Please reconsider development of our agricultural lands.

Thank you

Brigid Barner





**From:** [Phyllis Baker](#)  
**To:** [ALC Referrals ALC:EX](#)  
**Subject:** Inclusion of Cloverdale Federal farmland into ALR  
**Date:** January 15, 2023 11:42:14 AM

---

[EXTERNAL] This email came from an external source. Only open attachments or links that you are expecting from a known sender.

Please keep the farmland in the farmers hands, Canada needs their vegetable crops!! Thank you

Sent from my iPhone

**From:** [Rhonda Roxborough](#)  
**To:** [ALC Referrals ALC:EX](#)  
**Subject:** Inclusion of Cloverdale Federal farmland into ALR  
**Date:** January 15, 2023 11:42:10 AM

---

[EXTERNAL] This email came from an external source. Only open attachments or links that you are expecting from a known sender.

Please don't rezone this farmland into an industrial zone.  
Please help save Canadian jobs and produce for Canadians!

Thanks  
Rhonda Roxborough  
(A concerned citizen)

**From:** [Toby Samuel](#)  
**To:** [ALC Referrals ALC:EX](#)  
**Subject:** Inclusion of Cloverdale Federal farmland into ALR  
**Date:** January 15, 2023 11:32:05 AM

---

[EXTERNAL] This email came from an external source. Only open attachments or links that you are expecting from a known sender.

Please don't take away our only plot of land that produces a lot of our fresh vegetables and resource for a stupid compound that will just sit there and make our earth more fucking useless go put your warehouse on the damn moon or mars not here not on the only soil that can provide for many Canadian families leave alone our farmers

Sent from my iPhone

**From:** [nrobertbell](#)  
**To:** [ALC Referrals ALC:EX](#)  
**Cc:** [Rod Hull](#); [Sarah Dennis](#)  
**Subject:** Public Hearing about Including the Federal Land in the Agricultural Land Reserve  
**Date:** January 15, 2023 11:30:50 AM

---

**[EXTERNAL] This email came from an external source. Only open attachments or links that you are expecting from a known sender.**

Mike Bandy,

This is a submission to the Public Hearing scheduled for January 23, 2023 concerning the possible inclusion of the approximate 300 acres of Federal Land at the corner of 192nd Street and 36th Ave in Surrey.

Last summer Surrey City Council endorsed the preservation of agricultural status for the Federal Land currently identified in the planned development for Campbell Heights North.

While yet to be determined, should the current disposal action by the Federal Government result in the sale of the subject land, having it in the ALR will provide protection for continued agricultural use. Further, it is hoped that Surrey Mayor and Council will recognize the importance of maintaining agricultural use of the Federal Land, and will adjust the current Campbell Heights Community Plan accordingly.

A local petition supporting this agricultural asset has been signed by over 70,000 people. In addition, a Federal petition tabled by John Aldag, MP, was signed by over 8000. This and related detail can be found at [Beautifulbrookswood.com](https://Beautifulbrookswood.com)

Please recognize the importance of this matter and vote to protect this valuable agricultural asset from current Campbell Heights North development plans.

Sincerely,  
Nigel Bell  
Township of Langley

**From:** [chick chick](#)  
**To:** [ALC Referrals ALC:EX](#)  
**Subject:** Inclusion of Cloverdale Federal farmland into ALR  
**Date:** January 15, 2023 11:10:33 AM

---

[EXTERNAL] This email came from an external source. Only open attachments or links that you are expecting from a known sender.

Hello,

I am writing this letter to ask that this land be left in the hands of the family that has kept it running over the years. I am writing as a concerned citizen of British Columbia. The loss of this farmland would be felt in every single home in this province. It's loss would ripple through many economies and only contribute to a difficult set of circumstances. Please do anything you can to protect this precious piece of farmland and leave in the hands of the amazing family that currently runs it. They are generous and thoughtful. They are passionate about the community and give back in many ways.

Sent from my iPhone

**From:** [Pat Yendrys](#)  
**To:** [ALC Referrals ALC:EX](#)  
**Subject:** Inclusion of Cloverdale Federal farmland into ALR  
**Date:** January 15, 2023 10:37:40 AM

---

[EXTERNAL] This email came from an external source. Only open attachments or links that you are expecting from a known sender.

Please save our land to  
Feed Ourselves, or  
we will all end up hungry and looking for handouts : (

Thank you for thinking about our futures  
Pat YENDRYS

**From:** [Vidanta Laser Spa](#)  
**To:** [ALC Referrals ALC:EX](#)  
**Subject:** Inclusion of Cloverdale Federal farmland into ALR  
**Date:** January 15, 2023 10:35:19 AM

---

**[EXTERNAL]** This email came from an external source. Only open attachments or links that you are expecting from a known sender.

**Hello,**

## **Our domestic summer food supply is at risk**

**One big field produces much of BC's spring/early summery field vegetables.**

- **Thanks its special soil and location, no other farmland in BC can produce so much so early.**
- **Last season approximately 70% of BC's domestic potatoes were produced from this farmland from spring to mid-summer.**
- **Cabbage, parsnips and carrots and much of the squash production in Canada also starts here.**
- **The farmland produces just when we rely most on food from California - where severe water shortages are restricting food production.**

**Sadly, the federal government is still selling off the farmland and the parcel is zoned as industrial land.**

I do not think it is in the public interest to rezone or sell this plot of land. We need rich soil like this for agriculture.

Thank you for your support and understanding.

Natalie

**From:** [cassandra balfour](#)  
**To:** [ALC Referrals ALC:EX](#)  
**Subject:** Inclusion of Cloverdale Federal farmland into ALR  
**Date:** January 15, 2023 10:12:50 AM

---

**[EXTERNAL] This email came from an external source. Only open attachments or links that you are expecting from a known sender.**

I am writing to you to make you aware of a threat to British Columbia's domestic food supply and green economy.

Federally owned farmlands, vital to Western Canada's domestic summer vegetable supply are being disposed of by PSPC, risking disruption to the summer food supply in Western Canada. The issue has recently been presented to Parliament in the form of a House of Commons Petition (E-4128) by MP John Aldag. I understand that the Government of Canada will respond to the petition during the next weeks. I am writing to you as a grower of produce on the farmlands to provide background information on the situation.

**The unique parcel of farmland is vital to Western Canada's domestic food supply.**

The farmland produces much of Western Canada's first field vegetable production each year. This year the parcel produced approximately 70% of BC's domestic potato supply from May till Aug 1. In addition, it produced the majority of early carrots, cabbage, parsnips and much of the earliest winter squash. Each year the parcel produces 30-50 million vegetable servings - enough for a serving for every Metro Vancouverite for 2-3 weeks.

Due to its micro-climate, hilltop location and unique drainage, the farmland produces vegetables before other land in Canada. The land is so unique that potatoes can be planted in February and carrots can be harvested as late as December. No other farmland contributes so much to BC's domestic field produce supply from May to the beginning of August as this 220-acre parcel does.

**Public Services and Procurement is currently in the process of disposing of the farmlands.**

This parcel, located at 3884 192nd Street has been managed for years by Ministry of Innovation Science and Economic Development (ISED). ISED declared the land to be surplus to its needs and the Parcel is in the process of being disposed of. Disposal of the farmland makes it extremely vulnerable to being lost from food production which has significant implications for the domestic field vegetable supply.

The land has been owned by the Federal Government since the 1940s having been used as a communications facility. In 1974, Heppells Potato Corp began investing in the sandy land and through regenerative agriculture methods, building to soil into its current highly productive state.



The federal government still appears committed to disposing the farmland. Our understanding is that Public Services & Procurement Canada (PSPC) is about to solicit Expressions of Interest from federal departments, Crown corporations, provinces, municipalities and Indigenous groups before offering the land for sale to the public.

**Protecting the land is in the public interest:**

The land plays a core role in the domestic food supply due to capacity to produce early crops reliably. This impacts overall market access for the domestic supply and the regions resiliency to food crises.

*Food supply chain continuity and market access:*

BC has a vibrant domestic produce supply that feeds a substantial minority of BC's produce demand. Since, the province does rely heavily on produce imports from drought-stricken California. Maintaining market access for domestic producers requires continuity of supply for retailers and wholesalers. The at-risk farmland plays a critical role in supply continuity. When other fields in BC begin to produce, they cannot reliably be harvested after rainfall. At such times, retailers rely on the Federal lands with its superb drainage to keep their shelves stocked. A continuous domestic supply is vital both for a healthy population and helps lessen and stabilize food prices.

*Climate change mitigation and adaptation:*

California's produce travels 1000's of kilometers with all the associated greenhouse gas emissions. As climate change induced droughts and water restrictions intensify, California's export capacity is being squeezed. Meanwhile, extreme weather events in the last two years have exposed BC's vulnerability to highway closures and flooding of key agricultural areas. The land in question is not in a flood zone and is extremely resilient to extreme weather events.

In addition, the land is centrally located for serving the Metro-Vancouver market allowing deliveries to be made regardless of trade issues and highway closures.

**There is substantial public interest in protecting the land:**

Millions have learned about the risk losing this land poses on Social Media. **70,000** people have signed a petition at [Change.org/savethefarmland](https://change.org/savethefarmland) asking that the land be protected for farming.

There has been considerable media interest in protecting the lands:

CBC News <https://www.cbc.ca/news/canada/british-columbia/campbell-heights-farmers-1.6482106> and

CBC - TV <https://www.youtube.com/watch?v=A1oFPwYl2mo>.

CBC radio: <https://www.cbc.ca/listen/live-radio/1-46/clip/15920576>

Global News: <https://globalnews.ca/news/8934598/surrey-farmers-protect-farmland-from-sale/>  
Front page of The  
Province <https://epaper.theprovince.com/article/281543704595269>  
<https://www.timescolonist.com/local-news/surrey-field-produces-millions-of-vegetables-for-bc-but-could-be-paved-over-for-warehouses-5496337>

Can you help build a healthier, more resilient future by helping to protect this land?

**The following measures could protect the land:**

- 1) placing a covenant on the land excluding its use from anything other than domestic food production.*
- 2) foregoing the farmland's disposal*
- 3) granting a long-term lease to a local farmer*
- 4) by apply to include the farmland into BC's Agricultural Land Reserve land*

Sincerely,  
Cassandra Balfour

Sent from my iPhone

**From:** [Justin Hjesvold](#)  
**To:** [ALC Referrals ALC:EX](#)  
**Subject:** Inclusion of Cloverdale Federal farmland into ALR  
**Date:** January 15, 2023 9:52:11 AM

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[EXTERNAL] This email came from an external source. Only open attachments or links that you are expecting from a known sender.

There is a decision to happen very soon about this land and it is my hope that you don't give in to money but rather how and what Canadians actually want! It is to keep this as farmland.

Sent from my iPhone

**From:** [Brian-MJ Martin](#)  
**To:** [ALC Referrals ALC:EX](#)  
**Subject:** Heppell's Farm  
**Date:** January 15, 2023 9:43:08 AM

---

**[EXTERNAL] This email came from an external source. Only open attachments or links that you are expecting from a known sender.**

To Whom it May Concern:

We would like to add our names to the list of people opposing any possible sale of the land currently operating as Heppell's Farm.

This land is considered ideal for growing and supplying millions of servings of vegetables and in these times we need to become more self sufficient and less reliant on others for our food supply.

Industrial buildings and other development can be located elsewhere if job creation is the goal, but we also have to be able to feed these people. Ridding ourselves of proven growing lands will be a decision regretted in future.

Sincerely,  
MJ Vandeven  
B. Martin

**From:** [Kristine Hunt](#)  
**To:** [ALC Referrals ALC:EX](#)  
**Subject:** Inclusion of Cloverdale Federal farmland into ALR  
**Date:** January 15, 2023 9:37:19 AM

---

[EXTERNAL] This email came from an external source. Only open attachments or links that you are expecting from a known sender.

Good morning,

I hope you will reconsider changing farmland into ALR land. If you notice around the world food sources are declining due to development, climate changes and the cost of transportation. We import a lot of vegetables and fruit from across the world, but we need to keep some land in order to not be dependent on the rest of the world. If BC can take care of ourselves then we help with climate changes, self sustainability and lower cost food options for everyone.

Please consider keeping the Heppell farm in order to keep feeding our people for years to come.

Sincerely  
Kristine Hunt

Sent from my iPhone

**From:** [Britt Van Bruggen](#)  
**To:** [ALC Referrals ALC:EX](#)  
**Subject:** Inclusion of Cloverdale Federal farmland into ALR  
**Date:** January 15, 2023 9:37:15 AM

---

**[EXTERNAL] This email came from an external source. Only open attachments or links that you are expecting from a known sender.**

Hon. Helena Jaczek  
Minister of Public Services and Procurement  
House of Commons  
Ottawa, Ontario  
K1A 0A6

Hon. François-Philippe Champagne  
Minister of Innovation, Science and Industry  
House of Commons  
Ottawa, Ontario  
K1A 0A6

Hon. Chrystia Freeland  
Deputy Prime Minister and Minister of Finance  
House of Commons  
Ottawa, Ontario  
K1A 0A6

Right Hon. Justin Trudeau  
Prime Minister of Canada  
Office of the Prime Minister  
80 Wellington Street  
Ottawa, ON

**Re: Disposal of Federal lands risks food supply disruptions in Surrey, BC**

I am writing to you to make you aware of a threat to British Columbia's domestic food supply and green economy.

Federally owned farmlands, vital to Western Canada's domestic summer vegetable supply are being disposed of by PSPC, risking disruption to the summer food supply in Western Canada. The issue has recently been presented to Parliament in the form of a House of Commons Petition (E-4128) by MP John Aldag. I understand that the Government of Canada will respond to the petition during the next weeks. I am writing to you as a grower of produce on the farmlands to provide background information on the situation.

**The unique parcel of farmland is vital to Western Canada's domestic food supply.**

The farmland produces much of Western Canada's first field vegetable production each year. This year the parcel produced approximately 70% of BC's domestic potato supply from May till Aug 1. In addition, it produced the majority of early carrots, cabbage, parsnips and much of the earliest winter squash. Each year the parcel produces 30-50 million vegetable servings - enough for a serving for every Metro Vancouverite for 2-3 weeks.

Due to its micro-climate, hilltop location and unique drainage, the farmland produces vegetables before other land in Canada. The land is so unique that potatoes can be planted in February and carrots can be harvested as late as December. No other farmland contributes so much to BC's domestic field produce supply from May to the beginning of August as this 220-acre parcel does.

**Public Services and Procurement is currently in the process of disposing of the farmlands.**

This parcel, located at 3884 192nd Street has been managed for years by Ministry of Innovation Science and Economic Development (ISED). ISED declared the land to be surplus to its needs and the Parcel is in the process of being disposed of. Disposal of the farmland makes it extremely vulnerable to being lost from food production which has significant implications for the domestic field vegetable supply.

The land has been owned by the Federal Government since the 1940s having been used as a communications facility. In 1974, Heppells Potato Corp began investing in the sandy land and through regenerative agriculture methods, building to soil into its current highly productive state.

The federal government still appears committed to disposing the farmland. Our understanding is that Public Services & Procurement Canada (PSPC) is about to solicit Expressions of Interest from federal departments, Crown corporations, provinces, municipalities and Indigenous groups before offering the land for sale to the public.

**Protecting the land is in the public interest:**

The land plays a core role in the domestic food supply due to capacity to produce early crops reliably. This impacts overall market access for the domestic supply and the regions resiliency to food crises.

*Food supply chain continuity and market access:*

BC has a vibrant domestic produce supply that feeds a substantial minority of BC's produce demand. Since, the province does rely heavily on produce imports from drought-stricken California. Maintaining market access for domestic producers requires continuity of supply for retailers and wholesalers. The at-risk farmland plays a critical role in supply continuity. When other fields in BC begin to produce, they cannot reliably be harvested after rainfall. At such times, retailers rely on

the Federal lands with its superb drainage to keep their shelves stocked. A continuous domestic supply is vital both for a healthy population and helps lessen and stabilize food prices.

*Climate change mitigation and adaptation:*

California's produce travels 1000's of kilometers with all the associated greenhouse gas emissions. As climate change induced droughts and water restrictions intensify, California's export capacity is being squeezed. Meanwhile, extreme weather events in the last two years have exposed BC's vulnerability to highway closures and flooding of key agricultural areas. The land in question is not in a flood zone and is extremely resilient to extreme weather events.

In addition, the land is centrally located for serving the Metro-Vancouver market allowing deliveries to be made regardless of trade issues and highway closures.

**There is substantial public interest in protecting the land:**

Millions have learned about the risk losing this land poses on Social Media. **70,000** people have signed a petition at [Change.org/savethefarmland](https://change.org/savethefarmland) asking that the land be protected for farming.

There has been considerable media interest in protecting the lands:

CBC News <https://www.cbc.ca/news/canada/british-columbia/campbell-heights-farmers-1.6482106> and

CBC - TV <https://www.youtube.com/watch?v=A1oFPwYl2mo>.

CBC radio: <https://www.cbc.ca/listen/live-radio/1-46/clip/15920576>

Global News: <https://globalnews.ca/news/8934598/surrey-farmers-protect-farmland-from-sale/>

Front page of The

Province <https://epaper.theprovince.com/article/281543704595269>

<https://www.timescolonist.com/local-news/surrey-field-produces-millions-of-vegetables-for-bc-but-could-be-paved-over-for-warehouses-5496337>

Can you help build a healthier, more resilient future by helping to protect this land?

**The following measures could protect the land:**

*1) placing a covenant on the land excluding its use from anything other than domestic food production.*

*2) foregoing the farmland's disposal*

*3) granting a long-term lease to a local farmer*

*4) by apply to include the farmland into BC's Agricultural Land Reserve and*

We would be delighted to show you the land and assist you with information relevant to the issue.



Sincerely,

**Britt**

**From:** [Shaylee Blenkin](#)  
**To:** [ALC Referrals ALC:EX](#)  
**Subject:** Inclusion of Cloverdale Federal farmland into ALR  
**Date:** January 15, 2023 9:27:28 AM

---

[EXTERNAL] This email came from an external source. Only open attachments or links that you are expecting from a known sender.

Hello,

I am a resident of Alberta who is advocating for the Heppell's Farm to be protected in the ALR. As the most successful system for protecting scarce foodlands anywhere in the world, I hope the commission recognizes the value of this farm to not only British Columbia, but to the rest of Canada as well. Canadians need to have their farmlands protected, especially from commercial and industrial developments. Food is medicine. Food is vital. Domestic, locally grown food is unmatched and should be prioritized.

Please advocate for and protect this farmland from being sold - its protection is for the good of all Canadians.

Sincerely,  
Shaylee Blenkin

**From:** [Sarah Zieminek](#)  
**To:** [ALC Referrals ALC:EX](#)  
**Subject:** Inclusion of Cloverdale Federal farmland into ALR  
**Date:** January 15, 2023 9:12:20 AM

---

**[EXTERNAL] This email came from an external source. Only open attachments or links that you are expecting from a known sender.**

Good morning,

I'm emailing today as I've just been made aware of the plan to possibly sell off some of the most important farmland in BC (Heppell's Farm). I find this astoundingly short cited given the vast amount of food this farm makes for Canadians. The cost of produce is already shockingly high.. if this farm is shut down it scares me to imagine how much that will impact prices even further. I ask you to please consider how this decision will affect Canadians before doing something that can't be undone.

Kind regards,  
Sarah Zieminek

**From:** [Linda N](#)  
**To:** [ALC Referrals ALC:EX](#)  
**Subject:** Inclusion of Cloverdale Federal farmland into ALR  
**Date:** January 15, 2023 8:03:50 AM

---

[EXTERNAL] This email came from an external source. Only open attachments or links that you are expecting from a known sender.

Hello

I'm born and raised here, I grew up in Richmond and I've sadly had to watch our farmland disappear. To put this precious farmland in the ALR is immensely important to everyone in the lower mainland and BC.

Please save it, do not allow it to become another warehouse area, we need to save our viable soil to feed us! Don't do what happened in Richmond, think ahead to the future please.

Linda Newcombe



**From:** [Krystle Stevenson](#)  
**To:** [ALC Referrals ALC:EX](#)  
**Subject:** Inclusion of Cloverdale Federal farmland into ALR  
**Date:** January 15, 2023 8:02:06 AM

---

[EXTERNAL] This email came from an external source. Only open attachments or links that you are expecting from a known sender.

Hello,

Please include the cloverdale federal farmland into the ALR. This farm feeds so many people, is such great land for growing crops, and Canada needs to keep large farms in Canada so we have our own food supply instead of relying on other countries especially as climate change really shifts things for different countries we rely on for food.

Cheers,

Krystle

Sent from my iPhone

**From:** [T.K.\(TK\)](#)  
**To:** [ALC Referrals ALC:EX](#)  
**Subject:** Inclusion of Cloverdale Federal farmland into ALR  
**Date:** January 15, 2023 7:50:10 AM

---

[EXTERNAL] This email came from an external source. Only open attachments or links that you are expecting from a known sender.

Hello,

I'm writing to inform you that here in Alberta many of us rely on this and other BC farms for our fresh food source. Not only do we buy it from our local grocery stores, but we also buy it straight from the farms when we can when we visit BC. This and other farms actually bring in tourism, which helps the economy there. Almost every person wants to live in BC and one of the biggest reason is the ability to eat the healthier foods that are grown locally. This farm land and others NEED to be protected. Let's face it, it's not only a valuable food source for millions, it's a big part of BC's image. I can honestly say for many that this change will change the views on BC and the government's desire to protect it. It's would be a terrible, undesirable, devastating change.

Thank you,  
Teagan Korol

**From:** [DJ Godkin](#)  
**To:** [ALC Referrals ALC:EX](#)  
**Subject:** Inclusion of Cloverdale Federal farmland into ALR  
**Date:** January 15, 2023 7:04:09 AM

---

[EXTERNAL] This email came from an external source. Only open attachments or links that you are expecting from a known sender.

Hi,

I just watched a few videos on TikTok about the farmland being rezoned industrial. I don't understand how this is being considered or allowed especially given how Canadians are struggling with food costs and California is with the droughts. This should Not be allowed. The land needs to be protected!

Dorothy Fergus

Sent from my iPhone

**From:** [Holly Stotz](#)  
**To:** [ALC Referrals ALC:EX](#)  
**Subject:** Inclusion of Cloverdale Federal farmland into ALR  
**Date:** January 15, 2023 6:43:45 AM

---

[EXTERNAL] This email came from an external source. Only open attachments or links that you are expecting from a known sender.

Canadians want to preserve our farmland and not turn it into more retail buildings and concrete jungles. So important for this land to be included in the ALR.

Holly



**From:** [jacky bontoft](#)  
**To:** [ALC Referrals ALC:EX](#)  
**Subject:** Inclusion of Cloverdale Federal farmland into ALR  
**Date:** January 15, 2023 5:45:54 AM

---

**[EXTERNAL]** This email came from an external source. Only open attachments or links that you are expecting from a known sender.

Hello,

Please protect the land that Heppell's Farm is situated on. We need more of this NOT less!!!

Thank you/Merci,  
Jacqueline Bontoft  
(From Kitchener, ON)

Get [Outlook for Android](#)

From: [Ava M](#)  
To: [ALC Referrals ALC:EX](#)  
Subject: Inclusion of Cloverdale Federal farmland into ALR  
Date: January 15, 2023 4:10:54 AM

---

**[EXTERNAL]** This email came from an external source. Only open attachments or links that you are expecting from a known sender.

## ***Prime Lower Mainland Farmland Could be Sold for Industrial Development & Lost to Farming Forever***

Productive farmland is disappearing at an alarming rate all over the world. Fortunately, in British Columbia for nearly 50 years successive provincial governments have supported the preservation of B.C.'s farmland through the Agricultural Land Reserve (ALR). Before the ALR over 6,000 hectares of farmland were being lost every year to urbanization and non-farm uses in BC. This loss was slowed by the establishment of the ALR, which is now recognized as the most successful system for protecting scarce foodlands anywhere in the world. But what if the ALR doesn't apply to a piece of productive farmland in BC, meaning there would be nothing to prevent a landowner from shutting down the farm and building commercial or industrial buildings? That's exactly what's happening to a 220-acre piece of productive farmland in the Lower Mainland. This farm – bounded by 192nd Street and 36th Avenue in Surrey - has been successfully

producing potatoes, carrots, cabbages and squash for the past 50 years. In fact, this piece is at the core of field vegetable production in BC from May-early July. No other parcel produces so much of BC's local field vegetable supply at this time of year. However, this farmland is not protected by the Agricultural Land Reserve. Why? Because it is owned by the federal government, which is not bound by the ALR unless it voluntarily agrees to include a piece of land in the ALR. The federal government has recently announced the entire 300-acre property (220 acres of farm and 80 acres of forests and streams) is "surplus to its requirements" and it may be sold. Even with a price tag of hundreds of millions of dollars it could be bought by a developer and turned into industrial buildings. In anticipation of this, the land has already been ear-marked by the City of Surrey for industrial development. A coalition of farmers, residents, farmland advocates, politicians and others are calling on 1) the federal government to keep all 300 acres of this property in agriculture, forests and streams, either by granting a long-term lease to a local farmer or by applying to the Provincial Agricultural Land Commission to include it in the ALR, and 2) the City of Surrey to amend its Official Community Plan to prevent the land from conversion to any use other than farming. Governments at all levels have been expressing concern about Canada's threatened food

security and claim to want Canadian consumers to obtain more of their food from local farmers. These governments have also been expressing concern about GHG emissions generated by the tens of thousands of trucks needed to transport foreign food to Canada. They are constantly reminding us of the vulnerability of foreign supply chains. Politicians in the Lower Mainland, Victoria and Ottawa have all been saying we need to keep scarce local farmland for local farmers. The property is owned by the federal government and managed by Innovation, Science & Economic Development Canada (ISED). It was declared surplus to ISED's program requirements in 2016. Public Services & Procurement Canada (PSPC) has been engaged to dispose of the property. PSPC is about to solicit Expressions of Interest from federal departments, Crown corporations, provinces, municipalities and Indigenous groups before offering the land for sale to the public.

**From:** [Chloe Brown](#)  
**To:** [ALC Referrals ALC:EX](#)  
**Subject:** Inclusion of Cloverdale Federal farmland into ALR  
**Date:** January 15, 2023 3:55:35 AM

---

**[EXTERNAL]** This email came from an external source. Only open attachments or links that you are expecting from a known sender.

**Hello,**

**Can you please commit to protecting the land and changing the Official Community Plan from industrial zoning to agricultural zoning.**

Thank you,  
Chloe

**From:** [m.w](#)  
**To:** [ALC Referrals ALC:EX](#)  
**Subject:** Notice of alr inclusion proposals  
**Date:** January 15, 2023 3:54:53 AM

---

[EXTERNAL] This email came from an external source. Only open attachments or links that you are expecting from a known sender.

Dear Ministers,

Please do not deem the land in the ALR inclusion proposals in BC Surrey valley, anything but Land for Agriculture. All of Canada needs this land for food, every province.

We cannot rely on other countries to feed our own. It will raise costs, create more pollution, risk food shortages, and make Canadians vulnerable to outside interests.

Have you been to California to view their crops? I have. It's bad. They have drought and mismanagement from non renewable farming methods, and heavily spray crops. Canadians need to protect this land from any type of development in perpetuity.

I never buy food from the states ever for these reasons. Please protect our farmers and it's citizens so not sell off this land we need it for food!

Thank you for considering this message.

MW

**From:** [laura Adrain](#)  
**To:** [ALC Referrals ALC:EX](#)  
**Subject:** Inclusion of Cloverdale Federal farmland into ALR  
**Date:** January 15, 2023 2:54:56 AM

---

[EXTERNAL] This email came from an external source. Only open attachments or links that you are expecting from a known sender.

Save our farm land!!!! We need it to survive

Sent from my iPhone

**From:** [Charlize Smallchild](#)  
**To:** [ALC Referrals ALC:EX](#)  
**Subject:** Farmland  
**Date:** January 15, 2023 1:14:39 AM

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[EXTERNAL] This email came from an external source. Only open attachments or links that you are expecting from a known sender.

Good evening, my name is Charlize Smallchild and I am writing to you from a residency in Canada about my concern for the future of farmland in Surrey, BC(or all of Canada to be more precise). The future of those lands can either be great, or worse. And you guys have the power to help influence that... not just for all of Canada right now, but for all of Canada in the future as well. Not only my kids and their kids, but for your kids and theirs. You don't want them to have to work so hard just for fruit, healthy from the earth food. You may think "ahh my kids will be fine," how do you know? You need to assure it, not just for them, but for us, the people of this land. And to add, it would make the costs of supply's even more expensive for the government/provincial government to even get it in the stores. It's just going to be a whole shabang. We need these farmlands, we need LAND BACK. Do it for your future generations, do it for our future generations. We don't wanna fck it up for them. I'm doing my part.... Are you doing yours?

Love, Charlize.



**From:** [Nikki Colson](#)  
**To:** [ALC Referrals ALC:EX](#)  
**Subject:** Inclusion of Cloverdale Federal farmland into ALR  
**Date:** January 14, 2023 11:31:53 PM

---

[EXTERNAL] This email came from an external source. Only open attachments or links that you are expecting from a known sender.

Hi there

I am writing to address the issue of the Heppell farm in cloverdale possibly being sold to developers. This land is a critical part of the farmland in BC and would have a devastating impact on the BC residents and communities if it were to be sold and rezoned for development.

At a time like this where British Columbians can barely afford groceries as it is, please do not make matters worse for all of us, it will only drive the cost of vegetables up further. We ask that you include the cloverdale farmland in the ALR and deny the sale of the property. Allow the farm to continue growing as it has for many decades and feeding the residents of British Columbia. We need more local produce, and more locally sourced food, we cannot allow this to happen.

Thank you for your time

Nikki Colson



Sent from my iPhone

**From:** [Emma Hedley](#)  
**To:** [ALC Referrals ALC:EX](#)  
**Subject:** Inclusion of Cloverdale Federal farmland into ALR  
**Date:** January 14, 2023 10:49:39 PM

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**[EXTERNAL]** This email came from an external source. Only open attachments or links that you are expecting from a known sender.

hey girly. I love eating. let me keep doing that. thanks!

**From:** [Marie-Louise Collins](#)  
**To:** [ALC Referrals ALC:EX](#)  
**Subject:** Inclusion of Cloverdale Federal farmland into ALR  
**Date:** January 14, 2023 10:37:54 PM

---

**[EXTERNAL] This email came from an external source. Only open attachments or links that you are expecting from a known sender.**

Please do not rezone this land, Canada needs to maintain its own produce and not rely on exports from the US. We should be so proud to have amazing farmland that we can live off! Why have more warehouses? So many warehouses are empty and available, we don't need more. What we do need is FOOD, every day.

-Marie-Louise  
BC residen

**From:** [Katie Matthews](#)  
**To:** [ALC Referrals ALC:EX](#)  
**Subject:** Inclusion of Cloverdale Federal farmland into ALR  
**Date:** January 14, 2023 10:27:39 PM

---

[EXTERNAL] This email came from an external source. Only open attachments or links that you are expecting from a known sender.

Hi,

My name is Katie and I'm a BC resident. As a BC resident, I take pride in supporting British Columbian farms that supply local produce throughout the province and the country, which is why I'm emailing about including Cloverdale Federal farmland (located at 3884 192nd Street) into the ALR (Agricultural Land Reserve). I am a student in Kamloops and am therefore unable to attend the hearing happening on January 23rd, but I want to ensure that my voice is heard and that this farmland will be protected. We as British Columbians love to take pride in how beautiful and green our province is, but that is impossible to do if we continue to build over the land we claim to be committed to protecting. This piece of land also keeps western Canada supplied with fresh local produce, which is incredibly important at a time when grocery prices are skyrocketing. Please, if you care about protecting BC land, BC locals, and BC's future, you will include this parcel in BC's Agricultural Land Reserve.

Sincerely,  
Katie Matthews

**From:** [Paolo Cuéllar](#)  
**To:** [ALC Referrals ALC:EX](#)  
**Cc:** [mayor@surrey.ca](#); [mandeep.nagra@surrey.ca](#); [mike.bose@surrey.ca](#)  
**Subject:** Inclusion of Cloverdale Federal farmland into ALR  
**Date:** January 14, 2023 10:01:28 PM

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**[EXTERNAL]** This email came from an external source. Only open attachments or links that you are expecting from a known sender.

PROTECT LOCAL FARMS.

DO YOUR JOB.

PROTECT FARMERS.

REMEMBER YOU ARE SITTING THERE TO WORK FOR US.

Prime Lower Mainland Farmland Could be Sold for Industrial Development & Lost to Farming Forever

Raoul Cuellar.

**From:** [JennEvans](#)  
**To:** [ALC Referrals ALC:EX](#)  
**Subject:** Inclusion of Cloverdale Federal farmland into ALR  
**Date:** January 14, 2023 9:59:30 PM

---

[EXTERNAL] This email came from an external source. Only open attachments or links that you are expecting from a known sender.

I would be interested in information supporting the development of this land. The amount of food servings this land provides to local families must outweigh the benefits of a few private businesses.

Do the right thing.

Thank you

Jennifer Evans

Sent from my iPhone

**From:** [fahima.maje](#)  
**To:** [ALC Referrals ALC:EX](#)  
**Subject:** Inclusion of Cloverdale Federal farmland into ALR  
**Date:** January 14, 2023 9:50:48 PM

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**[EXTERNAL] This email came from an external source. Only open attachments or links that you are expecting from a known sender.**

## **Re: Disposal of Federal lands risks food supply disruptions in Surrey, BC**

I am writing to you to make you aware of a threat to British Columbia's domestic food supply and green economy.

Federally owned farmlands, vital to Western Canada's domestic summer vegetable supply are being disposed of by PSPC, risking disruption to the summer food supply in Western Canada. The issue has recently been presented to Parliament in the form of a House of Commons Petition (E-4128) by MP John Aldag. I understand that the Government of Canada will respond to the petition during the next weeks. I am writing to you as a grower of produce on the farmlands to provide background information on the situation.

### **The unique parcel of farmland is vital to Western Canada's domestic food supply.**

The farmland produces much of Western Canada's first field vegetable production each year. This year the parcel produced approximately 70% of BC's domestic potato supply from May till Aug 1. In addition, it produced the majority of early carrots, cabbage, parsnips and much of the earliest winter squash. Each year the parcel produces 30-50 million vegetable servings - enough for a serving for every Metro Vancouverite for 2-3 weeks.

Due to its micro-climate, hilltop location and unique drainage, the farmland produces vegetables before other land in Canada. The land is so unique that potatoes can be planted in February and carrots can be harvested as late as December. No other farmland contributes so much to BC's domestic field produce supply from May to the beginning of August as this 220-acre parcel does.

### **Public Services and Procurement is currently in the process of disposing of the farmlands.**

This parcel, located at 3884 192nd Street has been managed for years by Ministry of Innovation Science and Economic Development (ISED). ISED declared the land to be surplus to its needs and the Parcel is in the process of being disposed of. Disposal of the farmland makes it extremely vulnerable to being lost from food production which has

significant implications for the domestic field vegetable supply.

The land has been owned by the Federal Government since the 1940s having been used as a communications facility. In 1974, Heppells Potato Corp began investing in the sandy land and through regenerative agriculture methods, building to soil into its current highly productive state.

The federal government still appears committed to disposing the farmland. Our understanding is that Public Services & Procurement Canada (PSPC) is about to solicit Expressions of Interest from federal departments, Crown corporations, provinces, municipalities and Indigenous groups before offering the land for sale to the public.

**Protecting the land is in the public interest:**

The land plays a core role in the domestic food supply due to capacity to produce early crops reliably. This impacts overall market access for the domestic supply and the regions resiliency to food crises.

*Food supply chain continuity and market access:*

BC has a vibrant domestic produce supply that feeds a substantial minority of BC's produce demand. Since, the province does rely heavily on produce imports from drought-stricken California. Maintaining market access for domestic producers requires continuity of supply for retailers and wholesalers. The at-risk farmland plays a critical role in supply continuity. When other fields in BC begin to produce, they cannot reliably be harvested after rainfall. At such times, retailers rely on the Federal lands with its superb drainage to keep their shelves stocked. A continuous domestic supply is vital both for a healthy population and helps lessen and stabilize food prices.

*Climate change mitigation and adaptation:*

California's produce travels 1000's of kilometers with all the associated greenhouse gas emissions. As climate change induced droughts and water restrictions intensify, California's export capacity is being squeezed. Meanwhile, extreme weather events in the last two years have exposed BC's vulnerability to highway closures and flooding of key agricultural areas. The land in question is not in a flood zone and is extremely resilient to extreme weather events.

In addition, the land is centrally located for serving the Metro-Vancouver market allowing deliveries to be made regardless of trade issues and highway closures.

**There is substantial public interest in protecting the land:**

Millions have learned about the risk losing this land poses on Social Media. **70,000** people have signed a petition at [Change.org/savethefarmland](https://change.org/savethefarmland) asking that the land be protected for farming.



There has been considerable media interest in protecting the lands:

CBC News <https://www.cbc.ca/news/canada/british-columbia/campbell-heights-farmers-1.6482106> and

CBC - TV <https://www.youtube.com/watch?v=A1oFPwYl2mo>.

CBC radio: <https://www.cbc.ca/listen/live-radio/1-46/clip/15920576>

Global News: <https://globalnews.ca/news/8934598/surrey-farmers-protect-farmland-from-sale/>

Front page of The

Province <https://epaper.theprovince.com/article/281543704595269>

<https://www.timescolonist.com/local-news/surrey-field-produces-millions-of-vegetables-for-bc-but-could-be-paved-over-for-warehouses-5496337>

Can you help build a healthier, more resilient future by helping to protect this land?

**The following measures could protect the land:**

- 1) placing a covenant on the land excluding its use from anything other than domestic food production.*
- 2) foregoing the farmland's disposal*
- 3) granting a long-term lease to a local farmer*
- 4) by apply to include the farmland into BC's Agricultural Land Reserve and*

Regards,

Fahima Patel

**From:** [S. Warmington](#)  
**To:** [ALC Referrals ALC:EX](#)  
**Subject:** Heppelle's farm in Surrey BC Canada  
**Date:** January 14, 2023 9:28:36 PM

---

[EXTERNAL] This email came from an external source. Only open attachments or links that you are expecting from a known sender.

Hello,

I'm writing to say that this parcel of land should not be sold as anything except as an agricultural land reserve (ALR). Local food security is too valuable to trust to industry; it is even too valuable to trust to governments who would allow the possibility of a sale of farmland to industry. Please do the only sane thing that's to be done and keep this land as it is, producing food for people.

Sincerely, Shawn

**From:** [Danielle Marwick](#)  
**To:** [ALC Referrals ALC:EX](#)  
**Cc:** [helena.jaczek@parl.gc.ca](mailto:helena.jaczek@parl.gc.ca); [mayor@surrey.ca](mailto:mayor@surrey.ca)  
**Subject:** Heppell's farmland must stay agricultural land  
**Date:** January 14, 2023 9:28:25 PM

---

**[EXTERNAL]** This email came from an external source. Only open attachments or links that you are expecting from a known sender.

Hello,

I am a concerned British Columbian emailing to demand that the soon-to-be sold Heppell's farm land in Surrey, BC be protected, zoned as ALR land and ensure it continues to be used for food production only.

Sincerely,

Danielle Marwick

--

Sent from Gmail Mobile

**From:** [Kennady Royko](#)  
**To:** [ALC Referrals ALC:EX](#)  
**Subject:** Inclusion of Cloverdale Federal farmland into ALR  
**Date:** January 14, 2023 9:26:26 PM

---

**[EXTERNAL] This email came from an external source. Only open attachments or links that you are expecting from a known sender.**

Productive farmland is disappearing at an alarming rate all over the world. Fortunately, in British Columbia for nearly 50 years successive provincial governments have supported the preservation of B.C.'s farmland through the Agricultural Land Reserve (ALR). Before the ALR over 6,000 hectares of farmland were being lost every year to urbanization and non-farm uses in BC. This loss was slowed by the establishment of the ALR, which is now recognized as the most successful system for protecting scarce foodlands anywhere in the world.

But what if the ALR doesn't apply to a piece of productive farmland in BC, meaning there would be nothing to prevent a landowner from shutting down the farm and building commercial or industrial buildings?

That's exactly what's happening to a 220-acre piece of productive farmland in the Lower Mainland. This farm – bounded by 192nd Street and 36th Avenue in Surrey - has been successfully producing potatoes, carrots, cabbages and squash for the past 50 years. In fact, this piece is at the core of field vegetable production in BC from May- early July. No other parcel produces so much of BC's local field vegetable supply at this time of year.

However, this farmland is not protected by the Agricultural Land Reserve. Why? Because it is owned by the federal government, which is not bound by the ALR unless it voluntarily agrees to include a piece of land in the ALR. The federal government has recently announced the entire 300-acre property (220 acres of farm and 80 acres of forests and streams) is "surplus to its requirements" and it may be sold. Even with a price tag of hundreds of millions of dollars it could be bought by a developer and turned into industrial buildings. In anticipation of this, the land has already been ear-marked by the City of Surrey for industrial development.

A coalition of farmers, residents, farmland advocates, politicians and others are calling on:

(1) the federal government to keep all 300 acres of this property in agriculture, forests and streams, either by granting a long-term lease to a local farmer or by applying to the Provincial Agricultural Land Commission to include it in the ALR, and

(2) the City of Surrey to amend its Official Community Plan to prevent the land from conversion to any use other than farming.

Governments at all levels have been expressing concern about Canada's threatened food security and claim to want Canadian consumers to obtain more of their food from local farmers. These governments have also been expressing concern about GHG emissions generated by the tens of thousands of trucks needed to transport foreign food to Canada. They are constantly reminding us of the vulnerability of foreign supply chains. Politicians in the Lower Mainland, Victoria and Ottawa have all been saying we need to keep scarce local farmland for local farmers.

Kennady Royko

**From:** [Linda Ward](#)  
**To:** [ALC Referrals ALC:EX](#)  
**Subject:** Inclusion of Cloverdale Federal farmland into ALR  
**Date:** January 14, 2023 9:14:29 PM

---

[EXTERNAL] This email came from an external source. Only open attachments or links that you are expecting from a known sender.

Please let the farmland stay as is. Buildings can be built elsewhere...simple as that.

**From:** [Melissa MacGregor](#)  
**To:** [ALC Referrals ALC:EX](#)  
**Subject:** Inclusion of Cloverdale Federal farmland into ALR  
**Date:** January 14, 2023 8:46:02 PM

---

**[EXTERNAL] This email came from an external source. Only open attachments or links that you are expecting from a known sender.**

To whom it may concern, The importance of preserving Canadian farmland is essential for maintaining a thriving farming industry in our country. Canadian farmers have long been responsible for providing the country with fresh, high-quality, locally-sourced produce. Canada has seen a dramatic rise in the amount of produce that is imported from the USA and Mexico among other countries. This influx of American produce has caused Canadian farmland to be increasingly threatened, as it is replaced by industrial farming methods that rely on the use of toxic pesticides and other chemicals not used in Canada.

The use of Toxic Pesticides used in other countries can have serious health implications, as well as environmental damage. The use of these chemicals on American produce can lead to a decrease in the quality of the food, as the chemicals can have an effect on the nutritional content of the produce. Furthermore, the use of these chemicals can also have an adverse effect on the local wildlife, as they can seep into the soil.

There is an increasing trend for people to grow their own food, instead of relying on imported food from other countries. This trend is growing for a number of reasons, all of which make a strong case for why it is better to grow food locally.

I feel that it is better to grow food locally than to import from other countries. It can be more cost effective, with the cost of transport and storage adding to the cost of imported food, making it more expensive than local produce. Also, the environmental benefits, with locally grown food having a lower carbon footprint than food that has been imported.

One of the main reasons why it is better to grow food locally is because it is more cost effective. This is because a lot of the cost of imported food is made up of transport and storage costs. In addition, food that is grown locally is often fresher, as it does not have to travel as far, so it does not have to be stored.

Please take I to consideration that keeping Heppell's farm protected as agriculture land will not only help keep our community strong, healthy and connected but also be of benefit to our environment.

Regards,  
Melissa MacGregor

**From:** [Alana Hardie](#)  
**To:** [ALC Referrals ALC:EX](#)  
**Subject:** Inclusion of Cloverdale Federal farmland into ALR  
**Date:** January 14, 2023 8:44:32 PM

---

**[EXTERNAL] This email came from an external source. Only open attachments or links that you are expecting from a known sender.**

If the land is rezoned it will cause the food prices that are already on the rise to skyrocket. This rezoning will not only be detrimental to our food supply but it will crush a 5th generation family farm. You need to stand up for the little guy and actually protect the citizens instead of industry. Please listen to the people and citizens that are worried about the future.

Thank you  
Alana Hardie



**From:** [Maggie House](#)  
**To:** [ALC Referrals ALC:EX](#)  
**Subject:** Food Security and Affordability - Converting Heppell Farm to a ALR  
**Date:** January 14, 2023 8:36:11 PM

---

**[EXTERNAL] This email came from an external source. Only open attachments or links that you are expecting from a known sender.**

Dear Sir or Madam,

I am a resident and homeowner in Surrey, B.C.

I write to you today with respect to the critical matter of the Federal government's proposed sale of farmland located 4945 184<sup>th</sup> St., Surrey, B.C.; this location has been the site of the Heppell vegetable farm for the past century (the "Heppell Farm").

The Heppell Farm is situated on a very unique piece of land that – critically – produces food in early season like none other in the country. Last season, approximately **70%** of all of BC's potatoes were produced from this farmland from spring to mid-summer. The Heppell Farm also produces a cabbage, parsnips, carrots and a vast proportion of squash for not only British Columbians but the rest of Canada as well. This piece of farmland produces food at exactly the time that British Columbians most rely on food from California. California's increasingly severe weather threatens to further reduce available supply to B.C., forcing already-skyrocketing food prices to soar even higher.

The Agricultural Land Commission is holding a public hearing on January 23, 2023 to determine whether to protect the Heppell Farm by converting it to an Agricultural Land Reserve ("ALR").

It is critical to British Columbians' – and all Canadians' - food security and food affordability to support the conversion of the Heppell Farm to ALR. I urge you to take action and support the conversion of the Heppell Farm to ALR.

Thank you for your time and attention to this very important matter.

Sincerely,

--

Maggie House (she/her/elle)  
Barrister & Solicitor

**Portside Law Corporation**

301 - 713 Columbia Street  
New Westminster, B.C.  
V3M 1B2

ph: 604-545-6145  
fax: 604-553-6145  
<https://portsidelaw.ca/>

**I am away on holidays and not accepting service from December 19, 2022 to January 5, 2023 inclusive.**

*I humbly recognize that I live, work, and play on the unceded traditional territory of the Qayqayt First Nation, as well as the Coast Salish peoples.*

If you are not the intended recipient of this email, please reply to this email at your earliest opportunity or call 604-545-6145. Please permanently delete this email and any attachments. This material is highly confidential and is protected by solicitor and client privilege.

**From:** [Stephanie Ladouceur](#)  
**To:** [ALC Referrals ALC:EX](#)  
**Subject:** Inclusion of Cloverdale Federal farmland into ALR  
**Date:** January 14, 2023 8:27:22 PM

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**[EXTERNAL] This email came from an external source. Only open attachments or links that you are expecting from a known sender.**

Hello,

PLEASE SAVE THE FARMLANDS IN B.C. IT IS CRUCIAL FOR CANADIANS TO EAT AFFORDABLY!

Proposed ALR Inclusion of Federal  
Lands in the City of Surrey - Provincial  
Agricultural Land Commission  
[alc.gov.bc.ca](http://alc.gov.bc.ca)



**From:** [R J](#)  
**To:** [ALC Referrals ALC:EX](#)  
**Subject:** Inclusion of Cloverdale Federal farmland into ALR  
**Date:** January 14, 2023 8:23:47 PM

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**[EXTERNAL] This email came from an external source. Only open attachments or links that you are expecting from a known sender.**

Good evening,

As a BC resident I strongly believe we need to protect our land and continue to have the ability to grow our own food including produce. It is crucial we leave our agriculture as is rather than having it replaced with industrial buildings. I urge you to vote against buildings being replaced by our farmland.

Thank you,  
Revah Johal

**From:** [aman deep](#)  
**To:** [ALC Referrals ALC:EX](#)  
**Subject:** Inclusion of Cloverdale Federal farmland into ALR  
**Date:** January 14, 2023 8:22:17 PM

---

[EXTERNAL] This email came from an external source. Only open attachments or links that you are expecting from a known sender.

Save farmland

Sent from my iPhone

**From:** [Brandy Cowles](#)  
**To:** [mayor@surrey.ca](mailto:mayor@surrey.ca)  
**Cc:** [ALC Referrals ALC:EX](#)  
**Subject:** Please protect Surrey farmland vital to Western Canada's domestic summer food supply  
**Date:** January 14, 2023 8:06:45 PM

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**[EXTERNAL]** This email came from an external source. Only open attachments or links that you are expecting from a known sender.

Hi Mayor Locke,

**Please commit to protecting the land and changing the Official Community Plan from industrial zoning to agricultural zoning for the Heppell farmlands. Canada is already facing financial crisis and many Canadians cannot afford to eat. The loss of a Canadian farm that is able to produce at this level, will be devastating to us all. I'm asking you to please consider the welfare of all people, over the profit margins.**

Sincerely,

Brandy Cowles

**From:** [Maria McGee](#)  
**To:** [ALC Referrals ALC:EX](#)  
**Subject:** Inclusion of Cloverdale Federal farmland into ALR  
**Date:** January 14, 2023 7:32:50 PM  
**Attachments:** [DAD52D25-70F3-48E9-948F-D5DD1F9E5A69.png](#)

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**[EXTERNAL]** This email came from an external source. Only open attachments or links that you are expecting from a known sender.

Hon. Helena Jaczek  
Minister of Public Services and Procurement  
House of Commons  
Ottawa, Ontario  
K1A 0A6

Hon. François-Philippe Champagne  
Minister of Innovation, Science and Industry  
House of Commons  
Ottawa, Ontario  
K1A 0A6

Hon. Chrystia Freeland  
Deputy Prime Minister and Minister of Finance  
House of Commons  
Ottawa, Ontario  
K1A 0A6

Right Hon. Justin Trudeau  
Prime Minister of Canada  
Office of the Prime Minister  
80 Wellington Street  
Ottawa, ON

## **Re: Disposal of Federal lands risks food supply disruptions in Surrey, BC**

I am writing to you to make you aware of a threat to British Columbia's domestic food supply and green economy.

Federally owned farmlands, vital to Western Canada's domestic summer vegetable supply are being disposed of by PSPC, risking disruption to the summer food supply in Western Canada. The issue has recently been presented to Parliament in the form of a House of Commons Petition (E-4128) by MP John Aldag. I understand that the Government of Canada will respond to the petition during the next weeks. I am writing to you as a grower of produce on the farmlands to provide background information on the situation.

**The unique parcel of farmland is vital to Western Canada's domestic food supply.**

The farmland produces much of Western Canada's first field vegetable production each year. This year the parcel produced approximately 70% of BC's domestic potato supply from May till Aug 1. In addition, it produced the majority of early carrots, cabbage, parsnips and much of the earliest winter squash. Each year the parcel produces 30-50 million vegetable servings - enough for a serving for every Metro Vancouverite for 2-3 weeks.

Due to its micro-climate, hilltop location and unique drainage, the farmland produces vegetables before other land in Canada. The land is so unique that potatoes can be planted in February and carrots can be harvested as late as December. No other farmland contributes so much to BC's domestic field produce supply from May to the beginning of August as this 220-acre parcel does.

**Public Services and Procurement is currently in the process of disposing of the farmlands.**

This parcel, located at 3884 192nd Street has been managed for years by Ministry of Innovation Science and Economic Development (ISED). ISED declared the land to be surplus to its needs and the Parcel is in the process of being disposed of. Disposal of the farmland makes it extremely vulnerable to being lost from food production which has significant implications for the domestic field vegetable supply.

The land has been owned by the Federal Government since the 1940s having been used as a communications facility. In 1974, Heppells Potato Corp began investing in the sandy land and through regenerative agriculture methods, building to soil into its current highly productive state.

The federal government still appears committed to disposing the farmland. Our understanding is that Public Services & Procurement Canada (PSPC) is about to solicit Expressions of Interest from federal departments, Crown corporations, provinces, municipalities and Indigenous groups before offering the land for sale to the public.

**Protecting the land is in the public interest:**

The land plays a core role in the domestic food supply due to capacity to produce early crops reliably. This impacts overall market access for the domestic supply and the region's resiliency to food crises.

*Food supply chain continuity and market access:*

BC has a vibrant domestic produce supply that feeds a substantial minority of BC's produce demand. Since, the province does rely heavily on produce imports from drought-stricken California. Maintaining market access for domestic producers requires continuity of supply for retailers and wholesalers. The at-risk farmland plays a critical role in supply continuity. When other fields in BC begin to



produce, they cannot reliably be harvested after rainfall. At such times, retailers rely on the Federal lands with its superb drainage to keep their shelves stocked. A continuous domestic supply is vital both for a healthy population and helps lessen and stabilize food prices.

*Climate change mitigation and adaptation:*

California's produce travels 1000's of kilometers with all the associated greenhouse gas emissions. As climate change induced droughts and water restrictions intensify, California's export capacity is being squeezed. Meanwhile, extreme weather events in the last two years have exposed BC's vulnerability to highway closures and flooding of key agricultural areas. The land in question is not in a flood zone and is extremely resilient to extreme weather events.

In addition, the land is centrally located for serving the Metro-Vancouver market allowing deliveries to be made regardless of trade issues and highway closures.

**There is substantial public interest in protecting the land:**

Millions have learned about the risk losing this land poses on Social Media. **70,000** people have signed a petition at [Change.org/savethefarmland](https://change.org/savethefarmland) asking that the land be protected for farming.

There has been considerable media interest in protecting the lands:

CBC News <https://www.cbc.ca/news/canada/british-columbia/campbell-heights-farmers-1.6482106> and

CBC - TV <https://www.youtube.com/watch?v=A1oFPwYl2mo>.

CBC radio: <https://www.cbc.ca/listen/live-radio/1-46/clip/15920576>

Global News: <https://globalnews.ca/news/8934598/surrey-farmers-protect-farmland-from-sale/>

Front page of The

Province <https://epaper.theprovince.com/article/281543704595269>

<https://www.timescolonist.com/local-news/surrey-field-produces-millions-of-vegetables-for-bc-but-could-be-paved-over-for-warehouses-5496337>

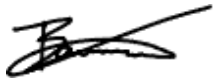
Can you help build a healthier, more resilient future by helping to protect this land?

**The following measures could protect the land:**

- 1) *placing a covenant on the land excluding its use from anything other than domestic food production.*
- 2) *foregoing the farmland's disposal*
- 3) *granting a long-term lease to a local farmer*
- 4) *by apply to include the farmland into BC's Agricultural Land Reserve and*

We would be delighted to show you the land and assist you with information relevant to the issue.

Sincerely,



Tristin Bouwman, MSc Plant Science  
Crop Manager, Heppells Potato Corp.  
Vice President of the Surrey Farmers Institute.  
604 835 0068  
tristin@heppells.ca

c.c.

Hon. Marie-Claude Bibeau, Federal Minister of Agriculture and Agri-Food  
Hon. Carla Qualtrough,  
Lana Popham, Minister of Agriculture, Food and Fisheries BC  
MP John Aldag  
Hon MP Kerry-Lynne Findlay  
MP Tako van Pota  
BCFresh  
Ben Black, Regional Manager Real Estate Services PSPC  
Jennifer Dyson, Chair of the Agricultural Land Commission  
Dr. Deborah Henderson, Director or the Institute for Sustainable

Horticulture, KPU

Dr. Renee Prasad, Agriculture Department Chair, University of the Fraser  
Valley (UFV)

Dr. Lenore Newman, Director of the Food and Agriculture Institute (UFV)

Sent from my iPhone

**From:** [Delwin Penner](#)  
**To:** [ALC Referrals ALC:EX](#)  
**Subject:** Inclusion of Cloverdale Federal farmland into ALR  
**Date:** January 14, 2023 7:01:37 PM

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**[EXTERNAL] This email came from an external source. Only open attachments or links that you are expecting from a known sender.**

To all this may concern,

This trade of you are considering is not to be taken lightly, the trade of practical self sufficiency for Money making, "job creating" factories. We need to stop saying "we don't need this, well just get it from someone else and pay more" are we trying to spike inflation? As Canadians we need to provide for ourselves, as many don't trust America. Getting rid of our large supply of fresh food right next to Surrey would lead to extra imports and the added success of California, making it still impossible for our companies to make names for themselves, then when the borders get shut and we can't get from California, these factories won't provide food, I believe there's enough room if you lenthened the Campbell heights industrial park and connected it to the residential district, this could lower the cost of living in those areas promoting people to live closer to work,

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This communication is privileged, confidential, subject to copyright and may contain personal information. Please contact the sender immediately if you are not the intended recipient. Any unauthorized use or disclosure is prohibited. If received in error, this message should be deleted or destroyed.

**From:** [Melissa Zurawell](#)  
**To:** [ALC Referrals ALC:EX](#)  
**Subject:** Inclusion of Cloverdale Federal farmland into ALR  
**Date:** January 14, 2023 6:51:18 PM

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[EXTERNAL] This email came from an external source. Only open attachments or links that you are expecting from a known sender.

Hi ther

I am petitioning you to leqve the heppells farm alone. Do not allow the sale to developers to be zoned commercial space. The concrete jungle has taken enough.

Leave this ALR.

DO BETTER,  
Melissa

**From:** [Tamara Kemp](#)  
**To:** [ALC Referrals ALC:EX](#)  
**Subject:** Inclusion of Cloverdale Federal farmland into ALR  
**Date:** January 14, 2023 6:32:16 PM

---

**[EXTERNAL] This email came from an external source. Only open attachments or links that you are expecting from a known sender.**

Hello

Farmland cannot be relocated industrial buildings can and that the simplest reason anyone should need to know that this farmland should be protected. All farmland should be protected, we cannot eat money and we are already experiencing a crisis when it comes to the cost of food!

Tamara

**From:** [REDACTED]  
**To:** [ALC Referrals ALC:EX](#)  
**Subject:** Inclusion of Cloverdale Federal farmland into ALR  
**Date:** January 14, 2023 6:29:59 PM

---

**[EXTERNAL] This email came from an external source. Only open attachments or links that you are expecting from a known sender.**

Dear sir or madam

Please move to include the farmland into the ALR. We need to have locally grown vegetables.

We don't need more warehouses. We need food! Please support Heppell Potato Farm

Sincerely

Cathy Robinson

[REDACTED]

**From:** [Nicole Swain](#)  
**To:** [ALC Referrals ALC:EX](#)  
**Subject:** Inclusion of Cloverdale Federal farmland into ALR (Heppels Farm)  
**Date:** January 14, 2023 6:26:03 PM

---

**[EXTERNAL] This email came from an external source. Only open attachments or links that you are expecting from a known sender.**

Hello,

I strongly feel that the Heppels Farm should be designated as protected. Farms like this are essential to the well being of our communities and land like this is irreplaceable.

Please do the right thing and protect this farmers land.

Thank you!

Nicole Swain  
Edmonton, AB

**From:** [Alayna Michelle](#)  
**To:** [ALC Referrals ALC:EX](#)  
**Subject:** Inclusion of Cloverdale Federal farmland into ALR  
**Date:** January 14, 2023 6:21:44 PM

---

[EXTERNAL] This email came from an external source. Only open attachments or links that you are expecting from a known sender.

I am emailing in regards to Heppell's farm in Surrey.

Given that this farm provides food, jobs and sustainability in an already expensive, poverty inducing and starvation causing market; choosing to allow it to be demolished or the land used for development would be reckless, dangerous and the cause for millions of lives suffered.

The price of healthy, nutrient food for anyone making less that \$50,000 a year is becoming unattainable, with thousands of us turning to fast food.

DO NOT ALLOW THIS LAND TO BE DEVELOPED.

IT SHOULD BE PROTECTED.



**From:** [Carol Lynne Luelo](#)  
**To:** [ALC Referrals ALC:EX](#)  
**Subject:** Inclusion of Cloverdale Federal farmland into ALR  
**Date:** January 14, 2023 6:04:37 PM

---

[EXTERNAL] This email came from an external source. Only open attachments or links that you are expecting from a known sender.

I was born in Vancouver but raised in Langley . There is enough land not suitable for farming available. You cannot keep doing this . We need to be able to feed ourselves and not rely on other Countries. The last 3 years have shown we need to be self sufficient and this property is vital for that too happen

Sent from my iPhone

**From:** [marilyn migneault](#)  
**To:** [ALC Referrals ALC:EX](#)  
**Subject:** Inclusion of Cloverdale Federal farmland into ALR  
**Date:** January 14, 2023 4:38:13 PM

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**[EXTERNAL] This email came from an external source. Only open attachments or links that you are expecting from a known sender.**

To whom it may concern,

I want to voice my opinion that this farm should always be a farm. We need more farms to help bring food costs down.

This particular farm also help the less fortunate with ugly potato day

Get [Outlook for Android](#)

**From:** [Brad Herzke](#)  
**To:** [ALC Referrals ALC:EX](#)  
**Subject:** Inclusion of Federal lands ATTN: Mike Bandy  
**Date:** January 14, 2023 12:03:32 PM

---

**[EXTERNAL] This email came from an external source. Only open attachments or links that you are expecting from a known sender.**

Hello Mike,

I am writing to share my support for the inclusion of the 220 acres of Federally owned lands located in Surrey at 32nd & 192nd.

I have lived 2 blocks from this land for over 22 years and am a local Realtor with children and many friends in the area. We feel this property is a very natural buffer from the industrial zoning across the street and more importantly is a very big part of the local vegetable supply. If these lands are not included and disposed of the land will most certainly be acquired by developers and re-zoned industrial.

PLEASE INCLUDE THESE LANDS TO THE ALR!

**Kind regards,**  
**Brad Herzke**



**From:** [Cinda Chavich](#)  
**To:** [ALC Referrals ALC:EX](#)  
**Subject:** Inclusion of Cloverdale Federal farmland into ALR  
**Date:** January 14, 2023 11:36:46 AM

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[EXTERNAL] This email came from an external source. Only open attachments or links that you are expecting from a known sender.

I am writing to register my strong opposition to a plan to sell federally-owned land in Surrey, BC, for development. This land should be rezoned from industrial to agricultural zoning, included in the Agricultural Land Reserve.

As per news reports and information from the Heppell family, vegetables growers who have been farming this 200-acre parcel for five decades, this is important farm land for local food production. Unique in its soil, drainage profile and microclimate, this one parcel of land produced nearly 70 per cent of BC's domestic potato supply between May and August last year, along with other early vegetable crops, some 30-50 million servings, according to the growers.

"The land is so unique that potatoes can be planted in February and carrots can be harvested as late as December. No other farmland contributes so much to BC's domestic field produce supply from May to the beginning of August as this 220-acre parcel does," writes Tristin Bouwman, crop manager at Heppells Potato Corp.

The idea that such valuable public land, is being considered for sale to developers and potentially soon to become warehouses, is beyond outrageous, especially as we grapple with supply chain issues and future food security in Canada. This land is far more valuable to Canadians for food production, not for profits to developers or short term cash in the public coffers.

Though the federal government, and specifically the Ministry of Innovation Science and Economic Development (ISED), has managed this land for years, it recently declared the land to be "surplus to its needs" and is in the process of disposing of it, which will have significant implications to the domestic field vegetable supply. Consumers are keenly aware of the fact that we can no longer confidently rely on global food imports, and that climate change, and related weather events, are making it more difficult and expensive to buy fresh vegetables. And the cost of imports, both economically and in terms of emissions related to transportation, means building a stronger domestic food supply is vital.

This land is centrally located to serve the MetroVancouver market and Vancouver Island, and should obviously remain in food production, and be protected under BC's Agricultural Land Reserve.

Our hard-working local farmers struggle with inflated land prices, labour shortages, weather and so many other issues to provide us with fresh, local food. This is a simple way for the federal government to make one small decision that could help foster a more sustainable food system. Much more needs to be done as local food security is a topic that Canadians understand and expect their leaders to address.

Cinda Chavich

**From:** [Linda Moore](#)  
**To:** [ALC Referrals ALC:EX](#)  
**Subject:** Inclusion of Cloverdale Federal farmland into ALR  
**Date:** January 14, 2023 8:42:38 AM

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[EXTERNAL] This email came from an external source. Only open attachments or links that you are expecting from a known sender.

Please - protect the Heppell Farm, surrey, bc in the ALR.

Sent from my iPad

**From:** [Gary Lacroix](#)  
**To:** [ALC Referrals ALC:EX](#); [mayor@surrey.ca](#); [mandeep.nagra@surrey.ca](#); [mike.bose@surrey.ca](#); [doug.elford@surrey.ca](#); [ghepner@surrey.ca](#); [linda.annis@surrey.ca](#); [Rob.stutt@surrey.ca](#); [pardeep.kooner@surrey.ca](#); [harry.bains@surrey.ca](#); [Helena.Jaczek@parl.gc.ca](#); [francois-philippe.champagne@parl.gc.ca](#); [justin.trudeau@parl.gc.ca](#); [Marie-Claude.Bibeau@parl.gc.ca](#); [Randeep.Sarai@parl.gc.ca](#)  
**Subject:** Heppell's Farm Surrey, B.C.  
**Date:** January 14, 2023 8:58:22 AM

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**[EXTERNAL] This email came from an external source. Only open attachments or links that you are expecting from a known sender.**

To whom this concerns,

I believe it is imperative more than ever to protect our farm lands. Please take the time to read and educate yourselves about this important piece of land. This needs to stay in the protected agricultural land reserve.

- The 300-acre parcel consists of 220 acres in potatoes, carrots, cabbage and squash, and 80 acres in forests and streams.
- The farmland is exceptionally sandy, well-drained, enjoys its own unique microclimate. This allows for early crops production. Western Canada's earliest potatoes, carrots and cabbage have been produced from the land for decades.
- From May to early July, 25-50% of BC's local potatoes, carrots, cabbage come from this one parcel alone (depending on the crop and year).
- An estimated 30 and 50 million servings of fresh, nutritious vegetables are produced annually. Enough for one serving for every Metro Vancouverite for 2-3 weeks.
- Retailers, farmers markets, restaurants and foodbanks across the province depend on this produce. By July, the produce reaches all Western Canada.
- Due to its ability to produce crops so early, food from this parcel directly displaces foreign imports from the United States and Mexico.
- This parcel is at the core of BC's food supply from May to early July. No other parcel produces so much of BC's local field vegetable supply at this time of year.

***Relevant Government Policies and recommendations***

Preserving this parcel for agriculture, forests and streams would be complementary to several government commitments and policy recommendations including:

1. The City of Surrey's "Declaration of Climate Emergency".
2. Surrey's "Biodiversity Conservation Strategy" that identifies this area as a key biodiversity HUB with links to "Green Infrastructure Network" corridors throughout Surrey and Langley.
3. The federal government's initiative to implement urban parks across Canada.
4. The BC Government's CleanBC "Roadmap to 2030".
5. Metro Vancouver's commitments to protect farmland and green space.
6. The BC Government's Ministry of Agriculture & Food Service Plan.
7. The BC Government's "Grow BC, Feed BC, Buy BC" program.
8. The Government of Canada's commitment to achieving the United Nations Sustainable Development goal of zero hunger and food security by 2030.
9. Agriculture Canada's "Food Policy for Canada" which aims to make Canadian food the top choice at home and abroad.
10. Pacific Institute for Climate Solutions' recommendation to reduce BC's reliance on California produced food.
11. The recommendations to protect farmland by BC's Food Security Task Force.

Regards,

Gary Lacroix

[REDACTED]

Surrey, B.C.

[REDACTED]

**From:** [Michael McGarry](#)  
**To:** [ALC Referrals ALC:EX](#)  
**Subject:** Surrey: protect federally-owned farmland in B.C.'s Lower Mainland from being sold to developers.  
**Date:** January 14, 2023 2:34:11 AM

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**[EXTERNAL] This email came from an external source. Only open attachments or links that you are expecting from a known sender.**

Hi there and Thanks for your time,

FOOD SECURITY at RISK? - "70 per cent of all the potatoes produced in B.C. between May and August came from this one piece of property?"

Please don't take another step to sell-out our Agricultural lands, have a look at the UK model ....and reason with common sense.

[https://bc.ctvnews.ca/fight-to-preserve-vitally-important-federal-farmland-from-developments-goes-to-public-hearing-1.6230684?fbclid=IwAR3frRudWuhyRpyuOMDgT-qeDDgkJsL0CtIG-Qp8W7Vum0b\\_yg56JdhLZxM](https://bc.ctvnews.ca/fight-to-preserve-vitally-important-federal-farmland-from-developments-goes-to-public-hearing-1.6230684?fbclid=IwAR3frRudWuhyRpyuOMDgT-qeDDgkJsL0CtIG-Qp8W7Vum0b_yg56JdhLZxM)



## Fight over 'vitally important' federal farmland going to public hearing | CTV News

A fight is on to try and protect federally-owned farmland in B.C.'s Lower Mainland from being sold to developers. The Agricultural Land Commission will hold a public hearing later this month as it ...

[bc.ctvnews.ca](https://bc.ctvnews.ca)

Cheers,  
Michael

Michael McGarry



Langley, BC



**From:** [Julie Jay](#)  
**To:** [ALC Referrals ALC:EX](#)  
**Subject:** Inclusion of Cloverdale Federal farmland into ALR  
**Date:** January 13, 2023 11:42:27 PM

---

[EXTERNAL] This email came from an external source. Only open attachments or links that you are expecting from a known sender.

Keep it local. I am for keeping the land for local produce production. Keep the potatoes.

Thanks  
Julie Jay  
Sent from my iPhone

**From:** [Path](#)  
**To:** [ALC Referrals ALC:EX](#)  
**Subject:** Inclusion of Cloverdale Federal farmland into ALR  
**Date:** January 13, 2023 7:27:14 PM

---

**[EXTERNAL] This email came from an external source. Only open attachments or links that you are expecting from a known sender.**

**Re: Disposal of Federal lands risks food supply disruptions in Surrey, BC**

I am writing to you to make you aware of a threat to British Columbia's domestic food supply and green economy.

Federally owned farmlands, vital to Western Canada's domestic summer vegetable supply are being disposed of by PSPC, risking disruption to the summer food supply in Western Canada. The issue has recently been presented to Parliament in the form of a House of Commons Petition (E-4128) by MP John Aldag. I understand that the Government of Canada will respond to the petition during the next weeks. I am writing to you as a grower of produce on the farmlands to provide background information on the situation.

**The unique parcel of farmland is vital to Western Canada's domestic food supply.**

The farmland produces much of Western Canada's first field vegetable production each year. This year the parcel produced approximately 70% of BC's domestic potato supply from May till Aug 1. In addition, it produced the majority of early carrots, cabbage, parsnips and much of the earlies winter squash. Each year the parcel produces 30-50 million vegetable servings - enough for a serving for every Metro Vancouverite for 2-3 weeks.

Due to its micro-climate, hilltop location and unique drainage, the farmland produces vegetables before other land in Canada. The land is so unique that potatoes can be planted in February and carrots can be harvested as late as December. No other farmland contributes so much to BC's domestic field produce supply from May to the beginning of August as this 220-acre parcel does.

**Public Services and Procurement is currently in the process of disposing of the farmlands.**

This parcel, located at 3884 192nd Street has been managed for years by Ministry of Innovation Science and Economic Development (ISED). ISED declared the land to be surplus to its needs and the Parcel is in the process of being disposed of. Disposal of the farmland makes it extremely vulnerable to being lost from food production which has significant implications for the domestic field vegetable supply.

The land has been owned by the Federal Government since the 1940s having been used as a communications facility. In 1974, Heppells Potato Corp began investing in the sandy land and through regenerative agriculture methods, building to soil into its current highly productive state.

The federal government still appears committed to disposing the farmland. Our understanding is that Public Services & Procurement Canada (PSPC) is about to solicit Expressions of Interest from federal departments, Crown corporations, provinces, municipalities and Indigenous groups before offering the land for sale to the public.

**Protecting the land is in the public interest:**

The land plays a core role in the domestic food supply due to capacity to produce early crops reliably. This impacts overall market access for the domestic supply and the regions resiliency to food crises.

*Food supply chain continuity and market access:*

BC has a vibrant domestic produce supply that feeds a substantial minority of BC's produce demand. Since, the province does rely heavily on produce imports from drought-stricken California. Maintaining market access for domestic producers requires continuity of supply for retailers and wholesalers. The at-risk farmland plays a critical role in supply continuity. When other fields in BC begin to produce, they cannot reliably be harvested after rainfall. At such times, retailers rely on the Federal lands with its superb drainage to keep their shelves stocked. A continuous domestic supply is vital both for a healthy population and helps lessen and stabilize food prices.

*Climate change mitigation and adaptation:*

California's produce travels 1000's of kilometers with all the associated greenhouse gas emissions. As climate change induced droughts and water restrictions intensify, California's export capacity is being squeezed. Meanwhile, extreme weather events in the last two years have exposed BC's vulnerability to highway closures and flooding of key agricultural areas. The land in question is not in a flood zone and is extremely resilient to extreme weather events.

In addition, the land is centrally located for serving the Metro-Vancouver market allowing deliveries to be made regardless of trade issues and highway closures.

**There is substantial public interest in protecting the land:**

Millions have learned about the risk losing this land poses on Social Media. **70,000** people have signed a petition at [Change.org/savethefarmland](https://change.org/savethefarmland) asking that the land be protected for farming.

There has been considerable media interest in protecting the lands:

CBC News <https://www.cbc.ca/news/canada/british-columbia/campbell-heights-farmers-1.6482106> and

CBC - TV <https://www.youtube.com/watch?v=A1oFPwYI2mo>.

CBC radio: <https://www.cbc.ca/listen/live-radio/1-46/clip/15920576>

Global News: <https://globalnews.ca/news/8934598/surrey-farmers-protect-farmland-from-sale/>

Front page of The Province <https://epaper.theprovince.com/article/281543704595269>

<https://www.timescolonist.com/local-news/surrey-field-produces-millions-of-vegetables-for-bc-but-could-be-paved-over-for-warehouses-5496337>

Can you help build a healthier, more resilient future by helping to protect this land?

**The following measures could protect the land:**

1) placing a covenant on the land excluding its use from anything other than domestic food production.

2) foregoing the farmland's disposal

3) granting a long-term lease to a local farmer

4) by apply to include the farmland into BC's Agricultural Land Reserve and

We strongly support this initiative.

Pat & Barry Howell

[REDACTED]  
White Rock [REDACTED]

Sent from my iPad

**From:** [Bonnie Lecky](#)  
**To:** [ALC Referrals ALC:EX](#)  
**Subject:** Inclusion of Cloverdale Federal farmland into ALR  
**Date:** January 13, 2023 6:29:11 PM

---

[EXTERNAL] This email came from an external source. Only open attachments or links that you are expecting from a known sender.

Dear Sirs,

In regard to Heppell Potato Farm possibly being sold for development - please do not allow it. This land should be in the ALR which I feel is slowly being picked away at anyway. There are many more pieces of land that I am sure are not as agriculturally viable for trucks to park on and buildings to be erected. There are already many warehouse type buildings that are empty, we don't need more.

Thank you for careful consideration in this matter, it's not always all about the money.

Regards,

B Lecky,  
Surrey BC

Sent from my iPhone

Sent from my iPhone

**From:** [Randy Oliwa](#)  
**To:** [ALC Referrals ALC:EX](#)  
**Subject:** Inclusion of Cloverdale Federal farmland into ALR  
**Date:** January 13, 2023 5:55:14 PM

---

**[EXTERNAL] This email came from an external source. Only open attachments or links that you are expecting from a known sender.**

My name is Randy A Oliwa and I'm a permit resident of British Columbia and an avid farmer.

I'm in support of including the Cloverdale Farm farmland into the ALR.

Please do everything you can to keep this property as farmland.

I would like to receive information about your decision and any upcoming meetings.

Thank you for your time.

Sincerely

Randy Oliwa, [REDACTED] Ucluelet, BC [REDACTED]

**From:** [Barbara Marshall](#)  
**To:** [ALC Referrals ALC:EX](#)  
**Subject:** Inclusion of Cloverdale Federal farmland into ALR  
**Date:** January 13, 2023 5:52:52 PM

---

[EXTERNAL] This email came from an external source. Only open attachments or links that you are expecting from a known sender.

I champion Canadian food products before any others, even with the cost of food today. Please do not rezone farm land. We need local food.

Barbara Marshall  
North Vancouver

**From:** [Ronald and Soma Moodley](#)  
**To:** [ALC Referrals ALC:EX](#)  
**Subject:** Inclusion of Cloverdale Federal farmland into ALR  
**Date:** January 13, 2023 5:32:15 PM

---

**[EXTERNAL] This email came from an external source. Only open attachments or links that you are expecting from a known sender.**

Dear ALC

Please conserve all my existing farmland including the Cloverdale property for ourselves and the generations that come after us.

If we lose this farmland we are jeopardizing the food production for generations to come.

Please do not approve these properties for development. Preserve them in the agricultural land reserve forever.

Thank you

Ronald and Soma Moodley

[REDACTED]  
Surrey BC [REDACTED]  
[REDACTED]

**From:** [Linda Gronert](#)  
**To:** [ALC Referrals ALC:EX](#)  
**Subject:** Heppell Farm Proposal  
**Date:** January 13, 2023 10:47:55 AM

---

**[EXTERNAL] This email came from an external source. Only open attachments or links that you are expecting from a known sender.**

I would like to add my voice in support of including these farmlands into the ALR. The Lower Mainland has lost so much farmland to development—witness lost productive land in Richmond and Surrey/Fraser Valley—that we in BC really cannot afford to compromise any more if we wish to ensure food production for ourselves (and, perhaps, export). With climate change causing disruptions in weather patterns, we can no longer be guaranteed endless supplies out of California, for example. Farmland and farmers need all the protection and support our governments can provide.

Linda Gronert

Sent from [Mail](#) for Windows



**From:** [Merissa B](#)  
**To:** [ALC Referrals ALC:EX](#)  
**Subject:** Including Federal Lands on 192 Street in Surrey, BC in the ALR  
**Date:** January 12, 2023 9:03:23 PM

---

**[EXTERNAL] This email came from an external source. Only open attachments or links that you are expecting from a known sender.**

Hello,

I am writing in support of including the parcel of land owned by the Federal government on 192 Street in Surrey in the ALR.

This unique parcel of farmland is vital to Western Canada's domestic food supply. Each year the parcel produces 30-50 million vegetable servings.

This parcel has been declared surplus land by the Ministry of Innovation Science and Economic Development and is in the process of being disposed of. Disposal of this farmland makes it extremely vulnerable to being lost from food production which would be a significant loss for the citizens of BC. This land needs to be included in the ALR so it can continue to produce food for the citizens of BC for decades to come.

Merissa Bakos

**From:** [Jude Hannah](#)  
**To:** [ALC Referrals ALC:EX](#)  
**Subject:** Save our agricultural land  
**Date:** January 12, 2023 4:16:18 PM

---

[EXTERNAL] This email came from an external source. Only open attachments or links that you are expecting from a known sender.

Hello,

I am writing to ask that you do everything possible to protect and preserve our increasingly important agricultural land in Surrey, BC.

The land parcel mentioned in the below photo must be put into the ALR.

Thank you,

Jude Hannah

**ALC Notice of Public Hearing**

The Provincial Agricultural Land Commission (ALC) hereby gives notice of a Public Hearing on:

**January 23, 2023, 7:00 pm, KPU Langley Campus Auditorium  
20901 Langley Bypass, Langley, BC**

regarding an ALC proposal under s. 17(1) of the Agricultural Land Commission Act, to include 123.6 ha of land into the Agricultural Land Reserve. The subject land (shown in the accompanying map) comprises a block of five parcels in the Campbell Heights area of the City of Surrey, bounded by 192 St, 36 Ave, and the Township of Langley boundary.

Persons who believe their interests are affected by the proposal are afforded an opportunity to be heard by the Commission in-person at the Public Hearing or by providing a written submission by mail (#201, 4940 Canada Way, Burnaby, BC, V5G 4K6) or email ([ALC.Referrals@gov.bc.ca](mailto:ALC.Referrals@gov.bc.ca)). Written submissions should contain the writer's name and municipality, and must be received by the ALC by **4:30 pm, January 23, 2023**. Note that all submissions form part of the public record and are subject to disclosure under the *Freedom of Information and Protection of Privacy Act*. The proposal and supporting material can be viewed online at [www.alc.gov.bc.ca](http://www.alc.gov.bc.ca)

Kim Grout, Chief Executive Officer

[REDACTED]  
Surrey BC [REDACTED]

**From:** [Allyson Rittinger](#)  
**To:** [ALC Referrals ALC:EX](#)  
**Subject:** Inclusion of Cloverdale Federal farmland into ALR  
**Date:** January 12, 2023 5:37:05 AM

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**[EXTERNAL] This email came from an external source. Only open attachments or links that you are expecting from a known sender.**

I am writing to you to make you aware of a threat to British Columbia's domestic food supply and green economy. The last thing Canada needs is more warehouses. We need reliable domestic farmland. SAVE THIS FARMLAND.

Federally owned farmlands, vital to Western Canada's domestic summer vegetable supply are being disposed of by PSPC, risking disruption to the summer food supply in Western Canada. The issue has recently been presented to Parliament in the form of a House of Commons Petition (E-4128) by MP John Aldag. I understand that the Government of Canada will respond to the petition during the next weeks.

Sent from my iPhone

**From:** [Courtney MacDonald](#)  
**To:** [ALC Referrals ALC:EX](#)  
**Subject:** Inclusion of Cloverdale Federal farmland into ALR  
**Date:** January 11, 2023 9:35:42 PM

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[EXTERNAL] This email came from an external source. Only open attachments or links that you are expecting from a known sender.

Now more than ever, the world, Canada and BC are concerned with food shortages and prices. Don't let this land be destroyed and developed, we don't need more industrial buildings we need food and valuable fertile land like this. Please protect this land by including it in the ALR.

A very concerned, citizen and mother.

Thanks  
Courtney MacDonald  
Sent from my iPhone

**From:** [Ezra Eng](#)  
**To:** [ALC Referrals ALC:EX](#)  
**Subject:** Inclusion of Cloverdale Federal farmland into ALR-UNACCEPTABLE  
**Date:** January 11, 2023 9:09:58 PM

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[EXTERNAL] This email came from an external source. Only open attachments or links that you are expecting from a known sender.

Hi, My name is Ezra Ayhan. Hope you are doing well.

I just want to send you this message in hopes of stopping our farmlands from turning into cement and an industrial area. Once that happens, you are responsible for losing such a valuable asset to our society, to Canadians. It blows my mind that instead of encouraging people to be more sustainable and innovative in ways to do agriculture, we are constantly choking our soils and lands with buildings, parking lots.

Why do we as Canadians depend on other countries to feed us? Why am I buying carrots from USA whereas I could buy it from my own farmers who know what they are doing, who care enough to make sure that they are safe for me to have it on my plate. THIS IS UNACCEPTABLE.

I am begging you to stop eliminating our valuable soils. No money can buy the happiness and sense of belonging we get from eating our very own product. Why do we as a country depend on others where we have the resources, land, manpower to export our top notch products.

Please, let us not be slaves of money, but make money our servant. PLEASE PROTECT OUR FARMS FOR YOUR CHILDREN, NIECES AND NEPHEWS, FOR THIS GENERATION. Please!

Thanks  
Best regards,

**From:** [a Noc](#)  
**To:** [ALC Referrals ALC:EX](#)  
**Subject:** Inclusion of Cloverdale Federal farmland into ALR  
**Date:** January 11, 2023 11:29:51 AM

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**[EXTERNAL]** This email came from an external source. Only open attachments or links that you are expecting from a known sender.

Save this farmland from commercial development.  
Needs to feed Canada.  
Thank you,  
Amy N.

**From:** [Kelsey W.](#)  
**To:** [ALC Referrals ALC:EX; mayor@surrey.ca; mandeep.nagra@surrey.ca; mike.bose@surrey.ca; doug.elford@surrey.ca; ghepner@surrey.ca; linda.annis@surrey.ca; rob.stutt@surrey.ca; pardeep.kooner@surrey.ca; harry.bains@surrey.ca](#)  
**Subject:** Inclusion of Cloverdale Federal farmland into ALR  
**Date:** January 10, 2023 10:38:16 PM

---

**[EXTERNAL] This email came from an external source. Only open attachments or links that you are expecting from a known sender.**

To whom it may concern,

It is crucial to protect the land that contains Heppell's farm in the ALR. I'm almost 30 years old and every day am disheartened and disillusioned at the decisions made by government that will negatively impact my future and the lives of generations to come. We are already seeing devastating consequences to food production across the globe as a result of climate change - a bag of lettuce costs \$11 at my neighbourhood grocer. We cannot afford to lose that land to the highest bidder for industrial development. It provides so much food so much earlier than any other farm in Canada. Please protect this land and help secure such an important part of Canada's food supply chain. Help protect my future and the future of my nieces and nephew.

Sincerely,  
Kelsey Weiss



**From:** [Leah Smolar](#)  
**To:** [ALC Referrals ALC:EX](#)  
**Subject:** Inclusion of Cloverdale Federal farmland into ALR  
**Date:** January 10, 2023 9:58:24 PM

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[EXTERNAL] This email came from an external source. Only open attachments or links that you are expecting from a known sender.

To Whom it May Concern,

If we've learned anything through this pandemic, being overly dependent on the benevolence of other countries to supply our basic needs is a dangerous game. We outsourced the production of vaccines to other countries, assuming that robust economic relationships would maintain our supplies. And yet when the world shut down and we needed those vaccines, our trusted partners shut their doors. We cannot have the same thing happen with our food supply chain. We do not need more industrial buildings, we need the security of locally grown produce to ensure that people in BC have access to food. Please keep us safe, and include the farmland located at 3884 192nd Street in Surrey into the Agricultural Land Reserve.

Thank you,

Leah Smolar

**From:** [Amy Johnson](#)  
**To:** [ALC Referrals ALC:EX](#)  
**Subject:** Inclusion of Cloverdale Federal farmland into ALR  
**Date:** January 10, 2023 8:15:19 PM

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[EXTERNAL] This email came from an external source. Only open attachments or links that you are expecting from a known sender.

To whom it may concern,

Save our farm land ( Heppels) . We need it, the community deserves it. The land deserves it. Let's think smart, really smart here.... for us and for future generations.

Thank you,

Amy Johnson

Sent from my iPhone

**From:** [Joshua Jarvie](#)  
**To:** [ALC Referrals ALC:EX](#)  
**Subject:** Inclusion of Cloverdale Federal farmland into ALR  
**Date:** January 10, 2023 7:41:51 PM

---

[EXTERNAL] This email came from an external source. Only open attachments or links that you are expecting from a known sender.

I grew up farming this land with Heppell's and know how valuable the soil and unique microclimate are for huge early spring crop production on the land. Because they can plant so early here they can get a late crop off it too making it the only field that you can get 2 full crops off of every year. Please do not let this land get wasted and sold off for concrete buildings.

Thanks for your support, Josh.

**From:** [Susan Emberly](#)  
**To:** [ALC Referrals ALC:EX](#)  
**Subject:** Inclusion of Cloverdale Federal farmland into ALR  
**Date:** January 10, 2023 6:47:51 PM

---

**[EXTERNAL] This email came from an external source. Only open attachments or links that you are expecting from a known sender.**

Hello,  
Please save this farmland.  
We need to be able to provide food here in our province for the people.  
The way the world is going it may come down to our own farmers to feed our people.  
Do not destroy farmland for corporate greed.

Regards Susan Emberly

**From:** [Sally Halliday](#)  
**To:** [ALC Referrals ALC:EX](#)  
**Subject:** Inclusion of Cloverdale Federal farmland into ALR  
**Date:** January 10, 2023 6:20:39 PM

---

**[EXTERNAL]** This email came from an external source. Only open attachments or links that you are expecting from a known sender.

Please save this farmland as farmland. We need to keep good land like this for growing food.  
Sally Halliday  
North Vancouver

Sent from Pixel 5 Phone

**From:** [Justine Bond](#)  
**To:** [ALC Referrals ALC:EX](#)  
**Subject:** Inclusion of Cloverdale Federal farmland into ALR  
**Date:** January 10, 2023 5:43:22 PM

---

**[EXTERNAL] This email came from an external source. Only open attachments or links that you are expecting from a known sender.**

Hey,

I'm for the farmland and here's my only argument.

We keep building high rises and townhouses and we're not building or upgrading grocery stores. How can we solely rely on California (when their in a drought, and can't even take care of themselves) to feed us, when we have the land and the farmers right here in Canada, in the lower mainland.

Please, keep the land for agricultural purposes, don't be greed hogging scum buckets. If you can feed yourself, pay your mortgage and have extra money left over, you don't need anymore money.

We need farmland, we need groceries, we need to feed the people. We don't need more ignorant, selfish people building empty warehouses.

Thanks

Justine (one of the people building your empty warehouses)

**From:** [Emma Jane](#)  
**To:** [ALC Referrals ALC:EX](#)  
**Subject:** Heppell Farmland ALR Decision Surrey BC  
**Date:** January 10, 2023 4:17:38 PM

---

**[EXTERNAL] This email came from an external source. Only open attachments or links that you are expecting from a known sender.**

To Whom It May Concern,

I am a concerned South Surrey community member, who would like to voice their support of the Heppell farmland (4945 184 St, Surrey BC) to be annexed into the agricultural land reserve. This farm is a major grower of local produce, which I feel desperately requires continual support in the face of extreme environmental changes. I feel it would be incredibly short-sighted to pass up this opportunity to designate this highly productive land as ALR.

Thank you,  
Emma Attfield



**From:** [Sylvia Duncan](#)  
**To:** [ALC Referrals ALC:EX](#)  
**Subject:** Farmland in Surrey  
**Date:** January 10, 2023 1:05:09 PM

---

**[EXTERNAL] This email came from an external source. Only open attachments or links that you are expecting from a known sender.**

Attn: Mike Brady

I am writing to you today to express my concern over the future plans for a prime piece of agricultural land in Surrey, The parcel of land is located on the northeast corner of 192nd St and 36 Ave. It is currently in the Campbell Heights Industrial complex plan. The piece of land is owned by the federal government, but they are looking to dispose of this property. It is currently used as agricultural land, and I have been told it is extremely valuable to our community as a food source. I think with the flooding we experienced last year, and how cut off we were from the rest of the country, it is imperative that we keep important farmland to ensure a source of food for our ever growing population.

I sincerely hope that you consider revising the Campbell Heights Plan and putting this farmland into the ALR.

Sincerely,  
Sylvia Duncan

Langley, BC





**From:** [Amy Morose](#)  
**To:** [ALC Referrals ALC:EX](#)  
**Subject:** Potential Government Lands to be included in the ALR  
**Date:** January 9, 2023 4:17:38 PM

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**[EXTERNAL] This email came from an external source. Only open attachments or links that you are expecting from a known sender.**

*To whom it may concern,*

*I urge the ALC to include these lands in the ALR. They are vital to preserving highly beneficial food production lands for the future of communities in the Lower Mainland. Climate change demands aggressive protections and proactive methods that the ALC provides as part of its critical mandate. These lands have been used for agricultural purposes for many years and should continue to be used in the same way in the future. We can't keep giving up farmland for development purposes. At what point is it unsustainable? Local governments prove that they are more interested in packing as many people into a municipality as possible without thought to the future and how we're going to sustainably feed everyone.*

*Thank You,  
Amy Morose*

**From:** [Catherine Grey](#)  
**To:** [ALC Referrals ALC:EX](#)  
**Subject:** Proposed ALR Inclusion of Federally owned Lands Located in Surrey  
**Date:** January 7, 2023 1:46:13 PM

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**[EXTERNAL] This email came from an external source. Only open attachments or links that you are expecting from a known sender.**

Mr. Mike Bandy, ALC Regional Planner:

Posted on ALC site dated 7 December 2022, with regard to a Hearing to be held 23 January 7, 2023:

*Acting under section 17(1) of the [Agricultural Land Commission Act](#) (ALCA), the Agricultural Land Commission is initiating a proposal to include 123.6 ha (~305 acres) of land within the City of Surrey into the Provincial Agricultural Land Reserve.*

*The subject land is comprised of five contiguous properties owned by the Government of Canada. Approximately 89 ha (~220 acres) of the lands are currently leased to local agricultural producers for field crop production. The Government of Canada is considering disposition of the properties, which may leave the lands vulnerable to future changes in land use.*

I urge the ALC in the strongest way to include these lands in the ALR. They are vital to preserving highly beneficial food production lands for the future of communities in the Lower mainland. Local governments such as the City of Surrey have proven, with Campbell Valley Lands, for one, that they cannot act in the greater good for a sustainable future. Climate change demands aggressive protections and proactive methods that the ALC provides as part of its critical mandate.

Thank you for your consideration and work on behalf of the ALC.

Sincerely,

Catherine Grey  
Township of Langley

**From:** [REDACTED]  
**To:** [ALC Referrals ALC:EX](#)  
**Subject:** Inclusion of Cloverdale Federal farmland into ALR  
**Date:** January 7, 2023 1:07:35 PM

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[EXTERNAL] This email came from an external source. Only open attachments or links that you are expecting from a known sender.

We must preserve and protect our farmland. Stop with this rezoning.

K.Amelia Gubana

**From:** [Delaney Epp](#)  
**To:** [ALC Referrals ALC:EX](#)  
**Subject:** Proposed ALR land - January 23 hearing written submission  
**Date:** January 7, 2023 9:42:17 AM

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[EXTERNAL] This email came from an external source. Only open attachments or links that you are expecting from a known sender.

Hello,

My name is Delaney Epp, I reside in Langley. I will not be able to attend the hearing, and would like to add my name to those wishing to convert the proposed leased land to ALR.

Thank you,  
Delaney

**From:** [Vanessa Isler](#)  
**To:** [ALC Referrals ALC:EX](#)  
**Subject:** Proposed ALR Inclusion of Federal Lands in the City of Surrey  
**Date:** January 6, 2023 9:02:37 AM  
**Attachments:** [image002.png](#)  
[image003.png](#)  
[image004.png](#)  
[image005.png](#)  
[image006.png](#)  
[image007.png](#)  
[image008.png](#)  
[image009.png](#)

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**[EXTERNAL]** This email came from an external source. Only open attachments or links that you are expecting from a known sender.

**Agricultural Land Commission, Attn: Mike Bandy**  
**201-4940 Canada Way**  
**Burnaby, BC, V5G 4K6**

I'm writing to share my SUPPORT for the subject lands to be included in the ALR  
[https://www.alc.gov.bc.ca/assets/alc/assets/applications-and-decisions/search-for-applications-and-decisions/66884/66884\\_proposal\\_summary\\_and\\_property\\_information.pdf](https://www.alc.gov.bc.ca/assets/alc/assets/applications-and-decisions/search-for-applications-and-decisions/66884/66884_proposal_summary_and_property_information.pdf)

19233 40 Ave  
3948 192 St  
3884 192 St  
19305 36 Ave  
19498 40 Ave

**Vanessa Isler | Vice President, Sales and Marketing**

**INFINITY**  
P R O P E R T I E S

A400 - 20161 86<sup>th</sup> Ave. Langley, BC V2Y 2C1  
T [604.532.6060](tel:604.532.6060) ext. 39 | C 604-329-7387  
[www.infinityproperties.ca](http://www.infinityproperties.ca)



**From:** [Chris Rush](#)  
**To:** [ALC Referrals ALC:EX](#)  
**Subject:** Save our Farms  
**Date:** January 5, 2023 8:55:10 PM

---

**[EXTERNAL]** This email came from an external source. Only open attachments or links that you are expecting from a known sender.

Farms are more important than warehouses! Please leave the farmers alone. We need food security now more than ever. It would be a joke to see this land developped.

Chris, concerned Surrey Resident

January 6, 2023

Honourable Pam Alexis  
Minister of Agriculture and Food  
Province of British Columbia  
*Via email:* [AGR.Minister@gov.bc.ca](mailto:AGR.Minister@gov.bc.ca)

Kim Grout  
Chief Executive Officer  
Agricultural Land Commission  
*Via email:* [kim.grout@gov.bc.ca](mailto:kim.grout@gov.bc.ca)

Dear Minister Alexis and Ms. Grout:

## Re: Proposed Inclusion of KKS Territory in the Agricultural Land Reserve

### I. Introduction

We are legal counsel for Katzie, Kwantlen, and Semiahmoo First Nations (“KKS”). We write on behalf of our clients with respect to the Agricultural Land Commission’s proposal to include the following federally held land in the Agricultural Land Reserve (the “Proposal”):

Address	Parcel Identifier
3884 192 <sup>nd</sup> Street, Surrey, BC	014-120-178
19218 40 <sup>th</sup> Avenue, Surrey, BC	014-119-129
19305 36 <sup>th</sup> Avenue, Surrey, BC	014-120-224
19498 40 <sup>th</sup> Avenue, Surrey, BC	014-120-291
19233 40 <sup>th</sup> Avenue, Surrey, BC	014-120-321

(the “Land”)

KKS holds and exercises inherent and Aboriginal rights, including title, in relation to the land and waters within their territories which are protected pursuant to the *Constitution Act, 1982*. KKS also holds stewardship responsibilities and decision-making authority in respect of their territories pursuant to their laws and protocols. KKS is committed to upholding their laws and protecting their rights and homelands for their current and future generations.

The Land comprises an integral component of KKS’s territories, and they collectively assert Aboriginal rights, including title, over this area based on traditional and contemporary use and occupation.

Legal obligations with respect to Aboriginal rights, including title, aside, the Agricultural Land Commission (the “ALC”) lacks the jurisdiction to create an Agricultural Land Reserve (“ALR”) on the Land.



Given the gravity of the potential impacts and infringements of the Proposal on their inherent and Aboriginal rights, and the lack of ALC jurisdiction to include the Land in the ALR, KKS strongly suggests that the ALC cancel the public hearing scheduled for January 23, 2023 (the “Hearing”) and refrain from taking any further steps to advance the Proposal.

## **II. Background**

KKS collectively asserts (and indeed holds) Aboriginal rights, including title, over the Land based on their exclusive and sufficient occupation and control of this area at the time of the Crown’s assertion of sovereignty. KKS’s Aboriginal title claim is further supported by their customary laws regarding collective use, kinship ties, economic and social structures, and cultural and spiritual practices. As you are aware, Aboriginal title encompasses the right to make decisions about how the land is used and the right to benefit economically from the land.

KKS ancestors have occupied, governed, stewarded, and used the Land, waters, and resources of their territories, which include the Land, since time immemorial. The Land formed part of a landscape that was vital to the socio-economy of KKS including with respect to travel, trade, and the harvesting of resources. The Land continues to be culturally, spiritually, and economically important for KKS, and their members continue to exercise their rights in this area except where they have been restricted due to government regulation, displacement, and development.

KKS recently learned that, without any notification to KKS, on December 7, 2022 the ALC posted a message on its website notifying the public of its intention to include the Land in the ALR.<sup>1</sup> The message included a link to a document titled “Proposal Summary & Property Information” (the “Proposal Summary”), and a notification for a public hearing occurring on January 23, 2023 (the “Hearing”).<sup>2</sup>

According to the Proposal Summary, the ALC is taking steps to include the Land in the ALR pursuant to section 17(1) of the *Agricultural Land Commission Act* (the “ALCA”). The Hearing purports to satisfy the ALC’s procedural requirement under section 17(2) of the ALCA and provide an opportunity to solicit public feedback for the ALC’s consideration.

Although the ALC appears to have devised and initiated a plan to include the Land in the ALR, its actions are entirely misguided in respect of both its own jurisdiction as well as its legal obligations to KKS, as explained below.

## **III. The Law**

### **A. ALC Does Not Have Jurisdiction Over the Land**

Given that the ALC’s plan to designate the Land as ALR has never been discussed or even communicated to our clients, it is hard to fathom why the ALC, an agent of the Provincial government enabled by Provincial legislation, would have the impression that it has the authority or jurisdiction to designate federal public land as ALR land.

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<sup>1</sup> See: <https://www.alc.gov.bc.ca/proposed-alr-inclusion-of-federal-lands-in-the-city-of-surrey/>

<sup>2</sup> See: [https://www.alc.gov.bc.ca/assets/alc/assets/applications-and-decisions/search-for-applications-and-decisions/66884/66884\\_proposal\\_summary\\_and\\_property\\_information.pdf](https://www.alc.gov.bc.ca/assets/alc/assets/applications-and-decisions/search-for-applications-and-decisions/66884/66884_proposal_summary_and_property_information.pdf)



As the ALC is aware, the Land has been used for national defence purposes for many years pursuant to Canada's jurisdiction under section 91(7) of the *Constitution Act*, 1867. The Land currently falls under Canada's jurisdiction as Public Property pursuant to section 91(1A) of the *Constitution Act*, 1867 on the basis of Canada's proprietary interest in and use of the same.<sup>3</sup>

The law regarding the application of the constitutional doctrine of interjurisdiction immunity (the "Doctrine") in respect of section 91(1A) land (which includes the Land) is clear.<sup>4</sup> In brief summary, when the application of Provincial legislation on section 91(1A) land would interfere with a vital aspect of a federal undertaking, or a matter of core federal competence, the Provincial legislation must be read down to avoid the interference.

The application of the *ALCA* to the Land would result in a serious infringement of Canada's ability to manage and administer the Land pursuant to Canada's rights and obligations in respect of public lands. Accordingly, the *ALCA* does not apply to the Land.

## **B. The Duty to Consult and Accommodate**

The Crown's duty to consult is part of a process of fair dealing and reconciliation which flows from the Crown's obligation to act honourably in its dealings with Indigenous Peoples.<sup>5</sup> The duty is triggered at a low threshold – it arises whenever the Crown has knowledge, real or constructive, of the potential existence of an Aboriginal or Treaty right and contemplates conduct which could adversely affect that right.<sup>6</sup>

KKS has a long-standing and public claim to rights, including title, in respect of the Land which the Province and the ALC have real or constructive knowledge of. The inclusion of the Land in the ALR will have a significant impact on the ability of KKS members to exercise their inherent and constitutionally protected rights in this area, particularly their right to benefit economically from their lands. Consequently, the duty to consult is triggered by the Proposal.

The scope of the Crown's duty to consult varies depending on the circumstances, including the seriousness of the potential adverse effect on the inherent and constitutionally protected rights at issue.<sup>7</sup> Where consultation falls on the low end of the spectrum the Crown is still required to give notice, listen carefully to the affected First Nation, and attempt to minimize adverse effects.<sup>8</sup> Where the duty to consult falls at the higher end of the spectrum the Crown's obligations are more extensive and require providing the affected First Nation an opportunity to participate formally in the decision-making process.<sup>9</sup> Further, the Crown must seriously consider the First Nations' concerns, integrate those concerns into the proposed plan of action wherever possible,<sup>10</sup> and be willing to make changes based on information exchanged during the

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<sup>3</sup> *British Columbia (Attorney General) v Lafarge Canada Inc.*, 2007 SCC 23 at para 56; We note that KKS rightfully holds jurisdiction over the Land by virtue of section 35 of the *Constitution Act*, 1985. However, for the purposes of this letter we will rely on the division of powers set out in the *Constitution Act*, 1867 and the constitutional doctrines which have been developed via the common law to support our client's argument that the Land is immune from the application of the *ALCA*.

<sup>4</sup> *British Columbia (Attorney General) v Lafarge Canada Inc.*, 2007 SCC 23; *Vancouver International Airport Authority v British Columbia (Attorney General)*, 2011 BCCA 89.

<sup>5</sup> *Haida Nation v British Columbia (Minister of Forests)*, 2004 SCC 73 at para 32 [*Haida*].

<sup>6</sup> *Mikisew Cree First Nation v Canada (Minister of Canadian Heritage)*, 2005 SCC 69 at para 55 [*Mikisew*]; *Haida*, *supra* note 5 at para 35.

<sup>7</sup> *Haida*, *supra* note 5 at para 39.

<sup>8</sup> *Mikisew*, *supra* note 6 at para 64.

<sup>9</sup> *Haida*, *supra* note 5 at para 44.

<sup>10</sup> *Mikisew*, *supra* note 6 at para 64.

consultation process.<sup>11</sup> In all cases the Crown must consult in good faith with the intention of substantially addressing the First Nation's concerns.<sup>12</sup>

Based on the gravity of the potential impact of the Proposal on KKS's inherent and constitutionally protected rights, the Province's obligations lay at the highest end of the consultation and accommodation spectrum outlined in *Haida*.<sup>13</sup> The inclusion of the Land in the ALR will have a serious and negative impact on KKS's inherent and constitutionally protected rights by restricting activities within the Land to those permitted by the ALCA and preventing KKS from stewarding the land as it sees fit.

It is well established within Canadian jurisprudence that the constitutional doctrine of the honour of the Crown and its corollary, the duty to consult, must be approached in a generous and purposive manner.<sup>14</sup> Such an approach has led to the extension of the duty to consult to include "economic rights and benefits closely related to and derivative from Aboriginal rights."<sup>15</sup> This means that economic rights which derive from and are closely related to Aboriginal rights are protected by the duty to consult. By effectively sterilizing the Land from many of the economic opportunities which would otherwise be available, the Proposal stands to meaningfully diminish KKS's inherent and constitutionally protected rights, including their right to benefit economically from their land and to manage the economic resources therein.

KKS has a very strong claim to the Land, as is being illustrated to Canada in an ongoing consultation and accommodation process associated with Canada's proposed disposition of the Land. The Proposal would result in significant long-term (potentially permanent) impacts. The risk of non-compensable harm is high. As such, the Province must be prepared to accommodate KKS by adjusting its plans where necessary, negotiating satisfactory interim solutions, enabling KKS's participation in the decision-making process, and ensuring adequate economic accommodation.<sup>16</sup> To date, the ALC has failed to contact KKS in any way with respect to the Proposal, let alone engage in the deep consultation required as a result of KKS's very strong claim to the Land and the potential detrimental impact of the Proposal.

Lastly, the impacts of an activity, and the Crown's corresponding obligations, must be assessed within the larger context, including the cumulative effects of previous activities on the exercise of the right.<sup>17</sup> Where past activities have resulted in an infringement, the relatively small impact of a new activity must be "placed within the context of the damage that had already been done."<sup>18</sup>

KKS's territories have been subject to ongoing and extensive restrictions since the arrival of the first European settlers. KKS members have seen the land base available to them for the exercise of their inherent and constitutionally protected rights continually diminished. The Proposal would further erode their ability to exercise their rights and cannot be viewed in isolation from the detrimental cumulative impacts of regulations and development within KKS's territories.

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<sup>11</sup> *Mikisew*, *supra* note 6 at para 54.

<sup>12</sup> *Ibid* at paras 39, 42. See also *Chippewas of the Thames First Nation v Enbridge Pipelines Inc.*, 2017 SCC 41 at para 44 [*Chippewas*].

<sup>13</sup> *Haida*, *supra* note 5.

<sup>14</sup> *Ermineskin Cree Nation v Canada (Environment and Climate Change)*, 2021 FC 758 at para 8.

<sup>15</sup> *Ibid*.

<sup>16</sup> *Haida*, *supra* note 5 at para 44; *Tsilhqot'in Nation v British Columbia*, 2014 SCC 44 at para 79.

<sup>17</sup> *Chippewas*, *supra* note 6 at para 42.

<sup>18</sup> *Saugeen First Nation v Ontario (MNRF)*, 2017 ONSC 3456 at para 29.

While the Province holds the ultimate legal responsibility for consultation,<sup>19</sup> and legal obligations pursuant to the *Declaration on the Rights of Indigenous Peoples Act* (“DRIPA”) and associated DRIPA Action Plan, as a representative and agent of the Crown, the ALC owes KKS a duty to consult and accommodate with respect to the Proposal.

As outlined above, KKS is entitled to the highest degree of consultation and accommodation based on the strength of its claim to the Land and the serious detrimental effect of the Proposal on its inherent and constitutionally protected rights. However, contrary to even the most basic and minimum consultation requirements, at no time prior or subsequent to posting the December 7<sup>th</sup>, 2022 message on its website did the ALC inform KKS of Proposal. The ALC has made no attempt to contact KKS to provide notification or information related to a decision which stands to significantly impact KKS’s rights. It appears the ALC has already decided on its course of action and is taking steps to advance the process as quickly as possible without due regard for KKS’s constitutionally protected rights.

Given the strength of KKS’s claim to the Land, the Province and the ALC have a constitutional obligation to be prepared to adjust their plans as necessary to accommodate KKS’s concerns, and to provide KKS an opportunity to participate formally in the decision-making process.<sup>20</sup> However, it is evident from the Proposal Summary and the scheduling of the Hearing on short notice over the holiday season that the ALC has unilaterally pre-determined that it will advance the Proposal process without any consultation with KKS. Such pre-determination and lack of consultation constitutes a grave failure of the Province’s constitutional obligation to consult and accommodate KKS with respect to the Proposal.

#### **IV. Conclusion**

As outlined above, the ALC’s conduct in respect of the Proposal constitutes a failure of the Province’s obligation to meaningfully consult and accommodate KKS which rises to the level of a breach of the honour of the Crown. The Province is legally required to rectify this breach immediately.

KKS strongly suggests that the ALC cancel the Hearing and refrain from taking any further steps to advance this Proposal on the basis that the Proposal and the ALC’s process for advancing the same represent a fundamental misunderstanding of the ALC’s own jurisdiction, will cause significant impacts and infringements on the inherent and constitutionally protected rights of KKS as detailed above, and is an egregious failure of the ALC’s constitutional obligation to consult and accommodate KKS.

Our clients can be available for further dialogue as may be necessary with the ALC or the Province to provide additional clarity and build better understanding. We respectfully await your timely response.

Sincerely,

**First Peoples Law LLP, Counsel for Katzie First Nation**

Per: 

John Burns

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<sup>19</sup> *Haida*, *supra* note 5 at para 53.

<sup>20</sup> *Mikisew*, *supra* note 6 para 54; *Haida*, *supra* note 5 at para 44.

**First Peoples Law LLP, Counsel for Kwantlen First Nation**

Per: \_\_\_\_\_

Tumia Knott

**Munnings Law, Counsel for Semiahmoo First Nation**

Per: \_\_\_\_\_

Adam Munnings

cc: Honourable Murray Rankin, Ministry of Indigenous Relations, *via email:* [IRR.Minister@gov.bc.ca](mailto:IRR.Minister@gov.bc.ca)  
Heinz Dyck, *via email:* [Heinz.Dyck@gov.bc.ca](mailto:Heinz.Dyck@gov.bc.ca)  
Deanna Amos, *via email:* [Deanna.M.Amos@gov.bc.ca](mailto:Deanna.M.Amos@gov.bc.ca)  
Ben Black, Regional Manager, Real Estate Services, Public Services and Procurement Canada, *via email:* [Ben.black@pwgsc-tpsgc.ca](mailto:Ben.black@pwgsc-tpsgc.ca)  
Katherine Campos, Real Estate Advisor, Public Services and Procurement Canada, *via email:* [Katharine.Campos@tpsgc-pwgsc.gc.ca](mailto:Katharine.Campos@tpsgc-pwgsc.gc.ca)



**Agricultural Land Commission**

201 – 4940 Canada Way  
Burnaby, British Columbia V5G 4K6  
Tel: 604 660-7000  
Fax: 604 660-7033  
[www.alc.gov.bc.ca](http://www.alc.gov.bc.ca)

January 10, 2023

ALC File 66884

First Peoples Law LLP  
73 Water Street – 6th Floor  
Vancouver, B.C. V6B 1A1  
Email: [fscott@firstpeopleslaw.com](mailto:fscott@firstpeopleslaw.com), [jburns@firstpeopleslaw.com](mailto:jburns@firstpeopleslaw.com),  
[tknott@firstpeopleslaw.com](mailto:tknott@firstpeopleslaw.com), [adam@munnings.ca](mailto:adam@munnings.ca)

Attention: John Burns, Tumia Knott and Adam Munnings

**Re: Agricultural Land Commission (the “ALC” or the “Commission”) proposal for inclusion in the Agricultural Land Reserve (“ALR”) of lands located at 3884 – 192 Street, Surrey, B.C. (the “Lands”) (the “Proposal”)**

The ALC confirms receipt of your letter of January 6, 2023. Your letter will be included as part of the record for the Commission’s consideration of the Proposal.

As you are aware, the Commission gave public notice on December 7, 2022 that it will be conducting a public hearing on the Proposal. Earlier notice of the Proposal was provided to the registered owner of the Lands, His Majesty the King in Right of Canada c/o the Regional Office Department of Communications (Vancouver) and Public Service and Procurement Canada by letter dated November 9, 2022.

The Commission welcomes the opportunity to hear further from the Katzie First Nation, Kwantlen First Nation and Semiahmoo First Nation (together “KKS”) with respect to the Proposal. Representatives of KKS are welcome to attend and participate at the public hearing, details of which are, as stated on the Commission’s website, as follows:

January 23, 2023  
7:00 pm  
KPU Langley Campus Auditorium  
20901 Langley Bypass, Langley, B.C.

More information about the Proposal, including a proposal summary and other documents relating to the Proposal, are publicly available at <https://www.alc.gov.bc.ca/proposed-alr-inclusion-of-federal-lands-in-the-city-of-surrey/>. Copies of those documents are enclosed for your convenience.

The above-noted webpage states that all written submissions on the Proposal must be received by the Commission by 4:30 pm PST on January 23, 2023 for inclusion in the record to be considered by the Commission and that “[n]o representations will be accepted by the Commission after the Public Hearing has concluded”.

To ensure reasonable time for preparation of submissions, the Commission will waive this deadline for written submissions by or on behalf of KKS. Correspondingly, we anticipate that the Commission will, after hearing from those in attendance on January 23, 2023, adjourn the public hearing for the limited purpose of receiving written submissions from potentially affected First Nations and His Majesty the King as registered owner of the Lands. If KKS wish to provide written submissions on the Proposal, please send them to [ALC.Referrals@gov.bc.ca](mailto:ALC.Referrals@gov.bc.ca) on or before **March 6, 2023**.

The Commission has not made a decision on whether or not the Lands should be included in the ALR. Consideration of the Proposal will be informed by the record before the Commission.

Further correspondence regarding the Proposal may be sent to the attention of Mike Bandy, ALC Regional Planner, at [ALC.Referrals@gov.bc.ca](mailto:ALC.Referrals@gov.bc.ca).

Yours truly,

PROVINCIAL AGRICULTURAL LAND COMMISSION



Kim Grout  
Chief Executive Officer

**Enclosure:** Proposal Summary and Property Information

CC: Honourable Pam Alexis, Minister of Agriculture and Food: [AGR.Minister@gov.bc.ca](mailto:AGR.Minister@gov.bc.ca)  
Honourable Murray Rankin, Ministry of Indigenous Relations and Reconciliation: [IRR.Minister@gov.bc.ca](mailto:IRR.Minister@gov.bc.ca)  
Heinz Dyck: [Heinz.Dyck@gov.bc.ca](mailto:Heinz.Dyck@gov.bc.ca)  
Deanna Amos: [Deanna.M.Amos@gov.bc.ca](mailto:Deanna.M.Amos@gov.bc.ca)  
Ben Black, Regional Manager, Real Estate Services, Public Services and Procurement Canada: [Ben.black@pwgsc-tpsgc.ca](mailto:Ben.black@pwgsc-tpsgc.ca)  
Katherine Campos, Real Estate Advisor, Public Services and Procurement Canada: [Katharine.Campos@tpsgc-pwgsc.gc.ca](mailto:Katharine.Campos@tpsgc-pwgsc.gc.ca)

## Grout, Kim ALC:EX

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**From:** Grout, Kim ALC:EX  
**Sent:** January 12, 2023 8:41 AM  
**To:** 'tknott@firstpeopleslaw.com'; 'jburns@firstpeopleslaw.com'; 'adam@munnings.ca'  
**Subject:** ALC proposal for inclusion in ALR of lands located at 3884 - 192 Street, Surrey, B.C.

Good morning

Further to the Agricultural Land Commission's letter of January 10 regarding its inclusion proposal, ALC staff would be pleased to meet with KKS representatives before or after the January 23 public hearing date to facilitate getting KKS perspectives on the record to be considered by the Commission. ALC staff would generate a written meeting report summarizing the key points discussed during that meeting for inclusion in the public hearing record. ALC staff would provide the report in draft to KKS for the purposes of confirming its accuracy before it is finalized and put on the record. The meeting report would be in addition to any verbal submissions KKS representatives might make at the January 23 public hearing and any written submissions KKS might provide as referred to in the ALC's letter of January 10.

Please let me know if you wish to schedule a meeting so that we can arrange a mutually convenient date, time, and location.

Sincerely,

**Kim Grout P.Ag, MCIP, RPP** | Chief Executive Officer | Agricultural Land Commission  
201 - 4940 Canada Way, Burnaby, BC, V5G 4K6  
T 236.468.3265 | F 604.660.7033  
[Kim.Grout@gov.bc.ca](mailto:Kim.Grout@gov.bc.ca) | [www.alc.gov.bc.ca](http://www.alc.gov.bc.ca)  
Pronouns: she/her/hers

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**From:** [Chris Rush](#)  
**To:** [ALC Referrals ALC:EX](#)  
**Subject:** Food security is more important than warehouses  
**Date:** January 5, 2023 8:52:28 PM

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**[EXTERNAL]** This email came from an external source. Only open attachments or links that you are expecting from a known sender.

It would be an absolute joke to see this amazing farm turned into a warehouse. Have some common sense and leave the farmers alone!



**From:** [John Lee](#)  
**To:** [ALC Referrals ALC:EX](#)  
**Subject:** Proposed ALR Inclusion of Federal Lands in the City of Surrey  
**Date:** January 5, 2023 8:16:41 AM

---

**[EXTERNAL] This email came from an external source. Only open attachments or links that you are expecting from a known sender.**

I am writing to express my strong support for the inclusion of the 305-acre area of land located in Surrey into the Provincial Agricultural Land Reserve.

This area has been a vital and productive food-growing resource for many years and I am certain that it should remain so. Development has removed far too much local land from agricultural production in B.C. in recent decades. And while housing is obviously important it should not come at the automatic sacrifice of essential farm land—particularly since that land, once developed, will be lost forever as a farming resource.

The fragility of global produce supply chains has been all too evident in recent years, proving that regions such as ours that are able to grow their own food will be better prepared to feed their populations—populations that are growing exponentially and that will require greater volumes of produce in years to come.

This is a once-in-a-lifetime opportunity to preserve this critical parcel of agricultural land for future generations, and I heartily endorse the proposal to include it in the ALR.

Yours sincerely,  
John Lee  
Vancouver  
independent writer  
[www.JohnLeeWriter.com](http://www.JohnLeeWriter.com)

**From:** [Tiffany Kwong](#)  
**To:** [ALC Referrals ALC:EX](#)  
**Subject:** Proposed ALR Inclusion of Federal Lands in the City of Surrey  
**Date:** January 3, 2023 10:53:44 PM

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**[EXTERNAL] This email came from an external source. Only open attachments or links that you are expecting from a known sender.**

To Whom It May Concern:

I am writing in support of the Agricultural Land Commission's proposal to include the subject properties into the Provincial Agricultural Land Reserve (ALR).

The subject properties have been brought to the public's attention many times over the past year through media coverage such as the CBC's story about food security and the land's resiliency against climate change:

<https://www.cbc.ca/news/canada/british-columbia/campbell-heights-farmers-1.6482106>.

The COVID-19 pandemic has shown all of us what can happen when trade is halted and supply chains impacted. It is more important than ever that we are able to produce necessities, such as food, close to home. It is a fact that these lands are prime food-producing farmland. I strongly believe that it would be a huge mistake to not add it under the protection of the ALR. While we have the opportunity, we can reduce the risk of losing fertile farmland by including the subject properties into it.

Industrial use can take place on any land. Land that has and continues to produce incredible, healthy, local produce to feed people should not ever be taken away - if anything, we should be trying to increase that type of land, not reduce it.

Thank you very much,  
Tiffany Kwong

--

Tiffany Kwong  
Phone [REDACTED]

**From:** [Christopher Poon](#)  
**To:** [ALC Referrals ALC:EX](#)  
**Subject:** Proposed ALR Inclusion of Federal Lands in the City of Surrey  
**Date:** January 3, 2023 10:38:17 PM

---

**[EXTERNAL] This email came from an external source. Only open attachments or links that you are expecting from a known sender.**

Hello,

I am writing in support of [including this land](#) into the ALR.

With a growing population it can be easy to say that all land should be used for housing or commercial purposes, but we also need to consider the increased demand in food that our growing populations will need. Including this land into the ALR will ensure that there will be dedicated lands to feed future generations.

Thank you for your time,  
Christopher Poon

**From:** [Horse Power Heaven](#)  
**To:** [ALC Referrals ALC:EX](#)  
**Subject:** Inclusion of Cloverdale Federal farmland into ALR  
**Date:** January 3, 2023 9:00:14 PM

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**[EXTERNAL] This email came from an external source. Only open attachments or links that you are expecting from a known sender.**

Please protect the Heppell Farm in Surrey from development by placing the land in the ALR. We need your help to ensure we have farmland to grow food locally.

Thank you  
Sue Leyland

Sent from [Mail](#) for Windows

**From:** [Shauna ARANAS](#)  
**To:** [ALC Referrals ALC:EX](#)  
**Subject:** In Support of the Proposed ALR Inclusion of Federal Lands in the City of Surrey  
**Date:** January 3, 2023 6:09:10 PM

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**[EXTERNAL] This email came from an external source. Only open attachments or links that you are expecting from a known sender.**

Hello,

I am writing to strongly support the proposed ALR Inclusion of the Federal Lands at 192-196 Street, North of 36 Ave. on the Langley/Surrey boarder which the Agricultural Land Commission is initiating a proposal to include 123.6 ha (~305 acres) of land within the City of Surrey into the Provincial Agricultural Land Reserve. This section of land is currently used for farming and is bordered by a forest.

By including this land in the ALR, it will continue to be used as farmland which currently produces 30-50 million servings of potatoes, carrots, cabbage, parsnips and squash annually. This is enough fresh food to put a vegetable serving on every Metro-Vancouverite's dinner plate for 2-3 weeks. As harvest begins before other vegetable fields in BC, this land reduces BC's reliance on imported vegetables.

Therefore, it is an important part of local produce production.

The City of Surrey had identified this land as a HUB in the Biodiversity Conservation Strategy. On the Biodiversity Strategy Habitat Suitability Map, the land used as farmland is listed as low for Habitat Suitability and the forest is listed as Moderate to Moderate/High. In Appendix J. It is listed as Number 59 - Large forested natural area. Follows edge of ALR and runs through proposed Hub B. This forested area provides an important north south wildlife movement corridor and an important edge habitat to the ALR field. I feel it is important to recognize and protect a forested corridor on perimeter of the ALR. This forested area provides walking trails for the residents who live near by, it cools the air for residents and provides much needed "wild" area for native plants, animals and insects to live.

The land should be in the ALR and not be used as part of the Campbell Heights Industrial Park. Residence in Langley that live near the current industrial park have already been negatively impacted by its development. Large areas of forest have already come down and this has increased the air temperatures and decrease the areas that residence can walk and take a break from the heat in the summer. The forest section of land mentioned above provides a cool shelter in the summer for the residence and currently provides shelters for animals whose homes were cut down when the forests were removed to build the current Campbell Height Industrial park

Sincerely  
Shauna Aranas

**From:** [Lucas K](#)  
**To:** [ALC Referrals ALC:EX](#)  
**Subject:** Government Properties near 192nd st and 36 Ave  
**Date:** January 3, 2023 5:37:43 PM

---

**[EXTERNAL] This email came from an external source. Only open attachments or links that you are expecting from a known sender.**

Hello,

I am writing to contribute my voice against the potential disposition of properties near 192nd St and 36 Ave on the surrey-Langley border. These proposed properties should be protected ALR. the government needs to recognize that this land is actually well used for agriculture and not bare land. this part of the city already has so many commercial buildings and the traffic is so dense that it can take over an hour to get through surrey as is. Please protect this obvious agricultural land reserve

Lucas Kops  
Surrey Resident

**From:** [jen webb](#)  
**To:** [ALC Referrals ALC:EX](#)  
**Subject:** ALR proposal  
**Date:** January 3, 2023 3:23:59 PM

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[EXTERNAL] This email came from an external source. Only open attachments or links that you are expecting from a known sender.

To whom it may concern,

I am writing to express my support of the proposal to include 123.6 ha (~305 acres) of land within the Campbell heights area of City of Surrey into the Provincial Agricultural Land Reserve. Given that this area of farm land enhances the agriculture of the city, provides shelter for wildlife and sits in front of several long-standing homes in the area, I believe including it in the ALR would benefit the city. In my opinion, this area has already been overdeveloped and what is left of natural agriculture space should remain untouched. I fully support this proposal and hope the government of Canada can recognize the importance of its existence to the surrounding area.

Thanks,  
Jennifer Webb  
Surrey Resident

**From:** [Colin MacDonald](#)  
**To:** [ALC Referrals ALC:EX](#)  
**Subject:** ALR land inclusion at 192nd and 36 Ave, Surrey  
**Date:** January 3, 2023 1:38:27 PM

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[EXTERNAL] This email came from an external source. Only open attachments or links that you are expecting from a known sender.

To whom it may concern,

With respect to the consideration of including the farm land at 192nd and 36 avenue Surrey, into the ALR, I fully endorse the move to include the land and protect it under the ALR, so it may continue to produce food for the community.

The farm has unique improvements that have been done to the soil that allow it to be one of the earliest producing farms in BC , and it would be a terrible loss for the community to lose such a valuable resource.

Please include the land into the ALR and ensure it does not get developed for industrial use.

Thank you for your consideration,

Colin MacDonald



**From:** [Andrew Poon](#)  
**To:** [ALC Referrals ALC:EX](#)  
**Subject:** ALR Land including at 192nd and 36th ave Surrey  
**Date:** January 3, 2023 1:22:52 PM

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**[EXTERNAL] This email came from an external source. Only open attachments or links that you are expecting from a known sender.**

To whom it may concern,

Regarding the proposed land inclusion of federal land at 192nd and 36th Avenue, on the Surrey/Langley border, I fully support protecting the land for agricultural purposes and including the land in the ALR to help ensure it continues to serve the people of British Columbia in the best way possible, which is by sustainably producing fresh produce for the citizens of this Province.

I work at Autowest BMW, Richmond , which has been awarded the most sustainable BMW dealership in the world, and I cannot express to you how important the idea of sustainable land use is to us.

[Autowest BMW awarded most sustainable dealership in the world](#)

As an automotive dealership and repair center, we see the value and need for economic development, BUT this should never come at the expense of agricultural production. We believe industrial growth and agricultural production can both occur simultaneously, and do not need to infringe on each other, and in the unlikely scenario that one must take priority over the other, we should always tread cautiously in disposing of incredibly precious agricultural land. Once the land is developed for industrial use, it is lost forever.

Thank you for your time, and please do what you can to ensure the agricultural land gets protected by including it in the ALR, so that it may continue for generations to produce and service the people of British Columbia

Thank you,  
Andrew Poon

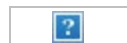


**ANDREW POON**

---

**AUTO WEST BMW**  
EXCEPTIONALLY DRIVEN

Main: 604.273.2217



**From:** [Lilianne Fuller](#)  
**To:** [ALC Referrals ALC:EX](#)  
**Subject:** Proposed ALR Inclusion of Federal Lands in the City of Surrey  
**Date:** January 1, 2023 3:59:44 PM

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**[EXTERNAL] This email came from an external source. Only open attachments or links that you are expecting from a known sender.**

To whom it may concern:

I feel it is very important to have the Heppel Farmlands that are owned by the Federal Government to be placed in the Agriculture Land Reserve. I feel it is very important to preserve this fertile land which has been farmed responsibly for a number of years and has yielded untold numbers of pounds of food.

Please consider my email as input on the above initiative.

Lilianne Fuller

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