

Comparison of Agricultural Parcels located at 41069 North Nicomen Road, Deroche BC and 4800 Springs Boulevard, Delta, BC

Prepared for Faskin Martineau DuMoulin LLP

Private and Confidential

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Table of Contents

1.0	Introduction	1
2.0	Criteria to consider re: net benefit to agriculture in British Columbia	1
3.0	Review of Agricultural Capability Reports for Tsawwassen and Deroche Properties	3
3.1	Agricultural Capability Findings	6
4.0	Comparison of Agricultural Utility	6
4.1	Agricultural Utility of 4800 Springs Blvd and 41069 North Nicomen Road	7
4.1.1	Transportation and Site Access.....	7
4.1.2	Continuity with Agricultural Land	9
4.1.3	Distance to Urban Lands/Buffering from Urban Interface	9
4.1.4	Impact of noise and light.....	9
4.1.5	Drainage	9
4.1.6	Ability to Use Agricultural Chemicals.....	10
4.1.7	Availability of Irrigation and Potable Water	10
4.1.8	Cost of Land.....	11
4.1.9	Size of Parcel	11
5.0	Suitable Crops from the Soil Management Handbook for the Fraser Valley.....	11
5.1	North Nicomen Road Property	11
5.2	Springs Boulevard Property	11
6.0	Summary and Conclusion	12
Appendix I.	Examples of Property Assessments	13

List of Figures

Figure 1	Location of 4800 Spring Boulevard Delta BC	4
Figure 2	Location of 41069 North Nicomen Road, Deroche BC.....	5

List of Tables

Table 1	Agricultural Capability 4800 Springs Blvd.....	6
Table 2	Agricultural Capability 41069 North Nicomen Road	6
Table 3	Comparison of Agricultural Utility.....	7



Executive Summary

McTavish Resource & Management Consultants has been asked to compare the Agricultural Capability of two properties located in the Agricultural Land Reserve (ALR) and provide a comparison of the Agricultural Capability and an opinion on which is the most suitable for agricultural production. One property is located at 41069 North Nicomen Road in Deroche and is not in the ALR but is actively farmed. The other property is located at 4800 Springs Boulevard, Delta, BC and is not in agricultural production.

A comparison of the Agricultural Capability of the two properties indicates that the property located at 41069 North Nicomen Road has on average 1 capability rating better agricultural capability than the Springs Blvd site. The North Nicomen Road site is in active agricultural production whereas the Springs Blvd site is surrounded by urban and recreational properties. From an improved agricultural classification Nicomen Road has 2.33 ha of class 2 land whereas Springs Blvd has 1.8 ha that is proposed for exclusion with a mix of improvable to class 2, 3 and 4.

McTavish also considered the agricultural suitability of each property. This is measured using a method called agricultural utility. Agricultural utility was classified based on the physical capability (soil and climate) and on potential constraints to agricultural use.

From an agricultural utility perspective, the North Nicomen Road site has a very high agricultural utility with a rating of 1.4 (rounded to 1) compared to the low agricultural utility rating of the Springs Blvd site with a low agricultural utility rating of 5.7 (rounded to 6).

The BC Ministry of Agriculture has developed agricultural suitability information that is published in the Soil Management Handbook for the Fraser Valley. Based on the information provided in this publication there are a wide variety of crops that are well suited for the North Nicomen Road property and there are no well suited crops for the native soils on the Springs Blvd property. For crop production on the native soils at the Springs Blvd property there is a requirement for significant management inputs for a water management system.

Based on the review of multiple factors that affect crop production it is the opinion of McTavish that the agricultural land at 41069 North Nicomen Road has a higher agricultural capability, utility and suitability than the property at 4800 Springs Boulevard in Delta BC.



1.0 Introduction

This report considers whether the inclusion of the Deroche Property located at 41069 North Nicomen Road, Deroche, BC, and the exclusion of the Delta Property located at 800 Springs Boulevard, Delta BC from the Agricultural Land Reserve represent a net benefit to agriculture in British Columbia. For the purposes of considering this issue, I have assumed that the facts and opinions in the Soil Capability Assessments provided by Statulu Environmental Consulting are true.

2.0 Criteria to consider re: net benefit to agriculture in British Columbia

Comparison between the productivity of agricultural land for soil bound agricultural crops is done by a system referred to as Agricultural Capability. Agricultural capability ratings used in British Columbia are defined below:

"In BC agricultural capability ratings and limitations are assessed through a classification system known as the "Land Capability Classification for Agriculture in British Columbia"¹. The classification system describes seven land capability classes for agriculture (Classes 1 to 7). Class 1 land has minimal limitations when associated with the most amenable climates in the Province. In Class 2 to Class 5 lands the limitations increase. Class 6 lands have limitations that preclude arable agricultural activities yet are capable of sustaining native and/or perennial uncultivated agriculture. Class 7 lands have limitations that preclude all arable and natural grazing agricultural systems, regardless of the climate. Increasingly, new innovations in drainage and irrigation, tillage, nutrient replenishment (whether organic or inorganic), pest management, as well as closed environmental systems, allow for agricultural production on agricultural land once deemed too limited or unsuited for producing specific products. The recognition of 'arable' agricultural activities is also significant in that Class 6 and 7 lands may still be agriculturally productive, where topography and climate allows, and where the agricultural activities are dedicated to closed environmental systems (i.e., greenhouses)".¹

The land capability classification for agriculture has two main components; the capability class and the capability subclass. The class identifies potential for agriculture. The best agricultural lands are rated Class 1 because they have the ideal climate and soil to allow a farmer to grow the widest range of crops. Class 7 is considered non-arable, with no potential for soil bound agriculture. As the class numbers increase from Class 1 to Class 7, the range of crops decreases. Associated with each class is a subclass that identifies limitations or special management practices needed to improve the soil, such as topography, stoniness, soil moisture deficiency, soil nutrient imbalances, etc. Regular management practices required to make land productive include, drainage, irrigation, stone picking, fertilization etc.

¹ Agricultural Capability Classification in BC.

https://www.alc.gov.bc.ca/assets/alc/assets/library/agricultural-capability/agriculture_capability_classification_in_bc_2013.pdf (accessed December 28, 2022)



When comparing the net benefit to agriculture it is also important to consider the Agricultural utility of each of the parcels. Agricultural utility is a concept that was used by BC Hydro in their assessment of agricultural lands that were impacted by the Site C development. They define agricultural utility as:

"Agricultural utility was classified based on the physical capability (soil and climate) and on potential constraints to agricultural use, using the following definitions developed by the agricultural assessment team:

- High utility: Class 1 through 3 lands with a high likelihood of being used for cultivated agriculture in the future
- Moderate utility: Class 4 and 5 lands with a high likelihood of being used for cultivated agriculture in the future
- Low to nil utility: Class 6 and 7 lands, and lands with a low to nil likelihood of being used for cultivated agriculture in the future²

In addition to the physical and chemical characteristics of the soil and the climate, parameters that will affect the agricultural utility of a site in the Fraser Valley include:

- Transportation:
 - Access to the site for agricultural equipment and vehicles used to deliver supplies and pick-up farm products (e.g., milk, poultry, vegetables/berries)
 - Alternatively roads that are used by urban dwellers and farms can lead to conflict between slow moving farm equipment and urban transportation
- Contiguous agricultural lands. I.e., surrounding lands are used for agriculture which reduces conflicts with neighbours
- Buffering from urban neighbourhoods. "The ALR boundary provides a geographic location where local government policy makers can confidently apply land management techniques and guidelines that will ensure greater long term compatibility between agricultural and urban land uses. Such planning will also ensure greater long term security for farming along the agriculture-urban edge.

Various studies indicate that non-farm residents who live within 300 metres of an urban-agricultural edge can be significantly impacted by certain farming activities. However, if measures in this guide are undertaken within 300 metres on either side of the interface, conflicts can be minimized. Depending upon the specific circumstances facing different communities, this 600-metre-wide area may be adjusted. Each local government will need to undertake an edge inventory to determine the most appropriate size of its EPA³

² BC Hydro. July 27, 2017. Site C Clean Energy Project Agricultural Mitigation and Compensation Plan.

³ BC Ministry of Agriculture. 2015 Guide to Edge Planning. Promoting Compatibility Along Agricultural – Urban Edges.



- Impact of noise and light from farming operations on urban dwellers
- Drainage impacts
 - Changes to storm water flow and regional drainage
- Ability or inability to use agricultural inputs including fertilizer, manure/compost or pesticides
- Source of Irrigation and/or animal drinking water
- Cost of the land
- Size of the agricultural parcel

Agriculture and Agrifood Canada (AAC) has also developed a Land Suitability classification system. This system has only been applied to spring seeded small grains and there is not enough background data to apply this system to the two properties reviewed by McTavish.⁴ The BC Ministry of Agriculture has published a document titled "Soil Management Handbook for the Fraser Valley⁵" that provides information on crop suitability and soil management practices for various soil management groups in the Fraser Valley.

3.0 Review of Agricultural Capability Reports for Tsawwassen and Deroche Properties

Agricultural capability assessment reports were prepared for 4800 Springs Boulevard, Delta BC (Figure 1) and 41069 North Nicomen Road, Deroche, BC, (Figure 2) by Statulu Environmental Consulting. Both reports were prepared by Eryne Croquet, PAg, PGeo and reviewed by Drew Brayshaw, PGeo. The agricultural capability for both sites was based on a soil survey conducted at a detailed survey intensity level (1:5000 scale or larger). Mr. McTavish accepts the findings and conclusions presented in the two reports prepared by Eryne Croquet, PAg, PGeo.

⁴ Agriculture and Agrifood Canada, 1995 Land Suitability Rating System for agricultural crops.
<https://sis.agr.gc.ca/cansis/publications/manuals/1995-lsrs/index.html> Accessed January 2023.

⁵ BC Ministry of Agriculture, Food and Fisheries. 1991 Soil Management Handbook for the Fraser Valley.





Figure 1 Location of 4800 Spring Boulevard Delta BC



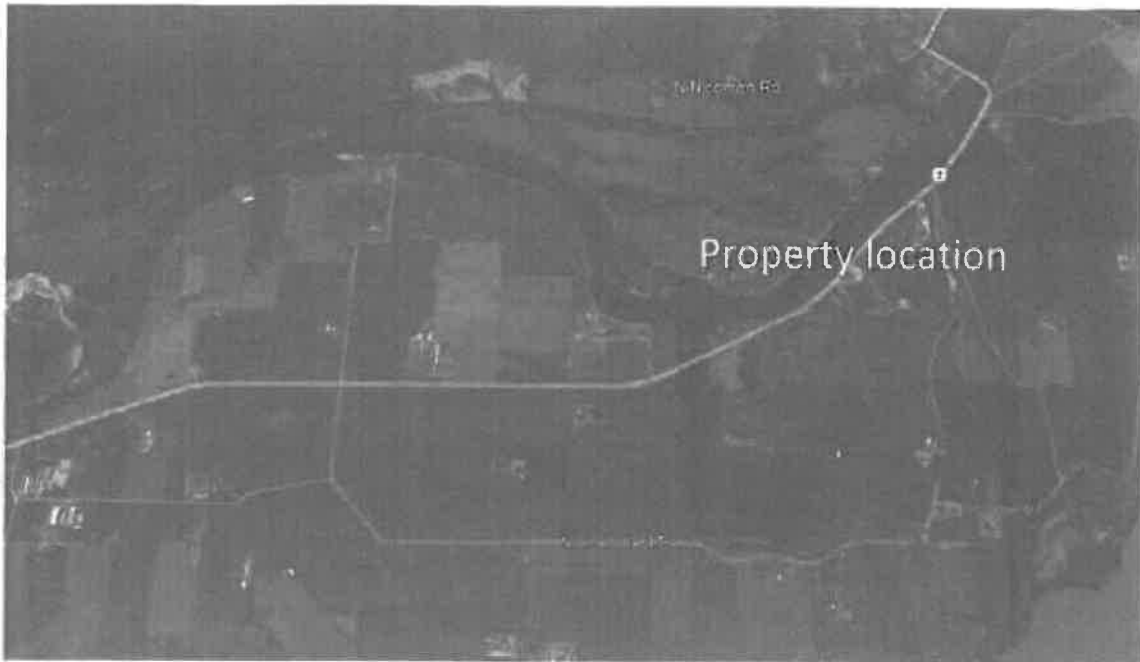


Figure 2 Location of 41069 North Nicomen Road, Deroche BC

3.1 Agricultural Capability Findings

The agricultural capability of the property located at 4800 Springs Boulevard Delta BC is shown in Table 1 and the agricultural capability of 41069 North Nicomen Road is provided in Table 2. There are 1.80 ha⁶ of usable land within the ALR at the Springs Blvd site and 2.36 ha at the North Nicomen Road site.

Table 1 Agricultural Capability 4800 Springs Blvd

Polygon	Soil Classification	Area	Agricultural Capability	Improved Capability
1	Disturbed	0.2	n/a	
2	Fill	1.5	4A, 3D, 4P	2A, 3D, 4P
3	Spetifore/Guichon	0.9	4A, 3P	2A, 3P
	Total area	2.6⁷		

Table 2 Agricultural Capability 41069 North Nicomen Road

Polygon	Soil Classification	Area	Agricultural Capability	Improved Capability
1	60% Monroe; 40% Fairfield	2.26	6:2T~4:3WT	6:2T~4:2WT
2	100% Abbotsford	0.23	7T	
3	100% Fairfield	0.07	2WT	2AT
4	100% Page	0.03	4W	3W
	Total	2.59		

Comparing the unimproved agricultural capability of the two properties, the Nicomen Road property has significantly better agricultural capability with 2.26 ha classed as 6:2~4:3WT + 0.07 2WT+ 0.03 4W for a total of 2.36 ha of farmable land. There is 0.23 ha rated as 7T that is not farmable. This is compared to 4800 Springs Blvd with 1.5 ha of fill affected area rated as 4A, 3D, 4P⁸ and 0.9 ha classed as 4A, 3P. From an unimproved class Nicomen Road is predominantly Class 2 and 3 whereas Springs Blvd is class 3 and 4.

From an improved agricultural classification Nicomen Road has 2.33 has of class 2 land whereas Springs Blvd has 1.8 ha that is proposed for exclusion with a mix of improvable to class 2, 3 and 4.

4.0 Comparison of Agricultural Utility

The two properties are compared using the system developed by BC Hydro which as described in Section 2 considers potential constraints to agricultural use, using the following definitions:

⁶ The 1.75 ha of available land is due to the removal of 0.8 has approved by the ALC for non-farm use

⁷ Note that this includes the 0.8 ha that has been approved by the ALC for a non-farm use to expand the golf course. This leave ~1.8 ha for the proposed exclusion.

⁸ The author of the agricultural capability report (Statlu Environmental Consulting) did not provided percentages of each class. This could be due to the small size of the property and the mixed soils.



- High utility: Class 1 through 3 lands with a high likelihood of being used for cultivated agriculture in the future
- Moderate utility: Class 4 and 5 lands with a high likelihood of being used for cultivated agriculture in the future
- Low to nil utility: Class 6 and 7 lands, and lands with a low to nil likelihood of being used for cultivated agriculture in the future⁹

4.1 Agricultural Utility of 4800 Springs Blvd and 41069 North Nicomen Road

To determine the agricultural utility of the two properties, the constraints to agriculture were reviewed and are summarised in Table 3. The lower the number the better the agricultural utility. Based on the analysis presented in this section the Springs Blvd has an average utility rating of 5.7 or 6.0 if rounded to the closest whole number) which is low agricultural utility whereas the North Nicomen Road property has a rating of 1.4 (or 1 if rounded to the closest whole number) (high utility).

Table 3 Comparison of Agricultural Utility

Descriptor	Springs Blvd Utility Rating	North Nicomen Rd Utility Rating
Transportation and access	6	2
Continuity of Agricultural land	6	1
Urban buffering	7	1
Impact of light and noise	7	1
Drainage	4	1
Use of agricultural chemicals	6	1
Irrigation and potable water	4	2
Cost of land	6	2
Size of parcel	5	2
Average	5.7 Low utility	1.4 High utility

4.1.1 Transportation and Site Access

Springs Blvd

Access from Highway 17 via Tsawwassen Drive and Spring Blvd. This access is through a high-density residential neighbourhood and Golf Course. There are no other agricultural properties that are accessed on Springs Blvd and there would be no other farm vehicles on the road. Access for large farm vehicles

⁹ BC Hydro. July 27, 2017. Site C Clean Energy Project Agricultural Mitigation and Compensation Plan.



would be on a narrow road with low hanging utility wires and with residential and recreational traffic (Figure 3). For this reason, a utility rating of low (6) is given to this site. (Utility rating low = 6)



Figure 3 Springs Blvd Site Access

North Nicomen Road

Access from Loughheed Highway along North Nicomen Road. In this area Loughheed Highway is used by agricultural vehicles and North Nicomen Road is used as the access to the ~ 27 hectare forage field on North Nicomen Road and the 10 hectares of pasture on North Nicomen Road. There are no impediments to agricultural vehicles on this road. (Utility rating high = 2)



Figure 4 Access to North Nicomen Rd Property



4.1.2 Continuity with Agricultural Land

Springs Blvd

There is no agricultural land adjacent to the Springs Blvd site. The site is adjacent to residential on the east and west sides, commercial (north of Highway 17) and the golf course as seen in Figure 1. (Utility rating nil = 6). The rating of 6 is used as there are some small scale agricultural opportunities that may fit this site such as community gardens or retail farm sales. In these cases the continuity of agricultural land is not as critical as in larger scale agriculture.

North Nicomen Road

The North Nicomen Road property is part of a contiguous agricultural property that is used for forage production. The property is on the norther boundary of the agriculturally intensive Nicomen Island area (Figure 2). It does have the railway and slough separating it from the larger area. (Utility rating high = 1)

4.1.3 Distance to Urban Lands/Buffering from Urban Interface

Springs Blvd

The Springs Blvd site is directly adjacent to residential and recreational property (Golf Course) and there is no buffering between it and the urban interface (Figure 1). (Utility rating nil = 7)

North Nicomen Road

The North Nicomen Road property is part of a contiguous agricultural property and there is no interface with urban properties (Figure 2). (Utility rating high = 1)

4.1.4 Impact of noise and light

Springs Blvd

The Springs Blvd site is directly adjacent to residential and recreational property (Golf Course) any noise and light (e.g. from Greenhouses) would directly impact the adjacent urban dwellers. (Utility rating low = 7)

North Nicomen Road

The North Nicomen Road property is part of a contiguous agricultural property and there are no nearby residences that would be impacted by agricultural noise or light. (Utility rating high = 1)

4.1.5 Drainage

Springs Blvd

The Springs Blvd does not require any drainage improvements as wetness is not a limiting factor on the site. There is no indication that surrounding properties are discharging water to the Site or impacting drainage. The property is however trapped in urban stormwater drainage which does not consider water table - just surface drainage. High volumes of water draining from high irrigation rates that would be



required to overcome the aridity restriction may have a negative impact on surrounding properties and water courses. (Utility rating high = 4)

North Nicomen Road

The North Nicomen Road property is adjacent to a natural watercourse and subsurface drainage could easily be installed to improve the agricultural capability from 3W to 2W. Drainage work would have no negative impact on surrounding property and the surrounding property will have no negative impact on the North Nicomen Road property. (Utility rating high = 1)

4.1.6 Ability to Use Agricultural Chemicals

Springs Blvd

The Springs Blvd is surrounded by residential and recreational development and the use of herbicides and pesticides may meet resistance and complaints from the surrounding community. The Corporation of Delta does have a bylaw that regulates the use of pesticides for cosmetic purposes. However if the Site was used for agriculture, it would be exempt from the bylaw and chemicals could be used. This may cause concern and conflict with the adjacent residential neighbourhood. Organic farming on the site would be better tolerated by the surrounding urban community. (Utility rating nil/low = 6)

North Nicomen Road

The North Nicomen Road property part of a contiguous agriculture area where most farms use a variety of agricultural chemicals and chemical fertilizers. There would be no conflict with the surrounding land owners. (Utility rating high = 1)

4.1.7 Availability of Irrigation and Potable Water

Springs Blvd

The Springs Blvd site has potable water service and there would be no concerns with irrigation or potable water. The water is city (Metro Vancouver water) which must be purchased. The utility rating is 3 to account for the requirement to purchase water vs. using surface or well water. Utility rating high = 4)

North Nicomen Road

There are no indications that water supply is an issue for the North Nicomen Road property. Utility rating high = 2). Irrigation water can be sourced from wells or adjacent watercourses if the landowner has water rights. There is no information on the current water rights of this property therefore the rating of 2 is deemed appropriate.



Well Suited Crops: Due to the soil characteristics (poorly drained) and presence of salinity due to tidal water influencing the root zone there are no well suited crops for these soils.

Suited Crops: Annual legumes, blueberries, cereals, cole crops, leaf vegetables, perennial forage crops, potatoes and shallow rooted annual vegetables (except celery). (All root crops on Benson soil).

For crop production the Soil Management Handbook recommends "A complete water management system is required to lower the water table and control salinity, as well as reduce saturated soil conditions".

6.0 Summary and Conclusion

A comparison of the Agricultural Capability of the two properties indicates that the property located at 41069 North Nicomen Road has on average 1 capability rating better agricultural capability than the Springs Blvd site. The North Nicomen Road site is in active agricultural production whereas the Springs Blvd site is surround by urban and recreational properties.

From an agricultural utility perspective, the North Nicomen Road site has a very high agricultural utility with a rating of 1.4 (rounded to 1) compared to the low agricultural utility rating of the Springs Blvd site with a low agricultural utility rating of 5.7 (rounded to 6).

Based on the Soil Management Handbook for the Fraser Valley there are a wide variety of crops that are well suited for the North Nicomen Road property and there are no well suited crops for the native soils on the Springs Blvd property. For crop production on the native soils at the Springs Blvd property there is a requirement for significant management inputs for a water management system.

It is the opinion of the author that It is unlikely that Springs Blvd site will ever be used for agricultural production whereas the North Nicomen Road site is in active agricultural production and if included in the ALR will be protected for agriculture in the future. The only potential that the author sees for agricultural production at the Springs Blvd. site are the construction of a community garden or small scale organic production with a retail sales outlet. Organic production on the area of the property that is filled would be difficult due to the poor quality of the soil and extensive soil improvements would be required.

Based on the analysis of agricultural capability and agricultural utility it is the authors opinion that the inclusion of the Deroche Property and the exclusion of the Delta Property from the Agricultural Land Reserve represents a net benefit to agriculture in British Columbia.



Appendix I. Examples of Property Assessments

4800 SPRINGS BLVD DELTA V4M 2H4
Area-Jurisdiction-Roll: 11-306-D-212-604-01-0

 [Favourite](#)  [Compare](#)  [Print](#)



Total value \$2,253,000

2023 assessment as of July 1, 2022

Land	\$2,138,000
Buildings	\$115,000
Previous year value	\$2,064,000
Land	\$1,921,000
Buildings	\$143,000

Questions about this property assessment? Visit our [Property assessment FAQ](#) or [Contact us](#) if you have questions.

Visit our [BC Assessment interactive market trends maps](#) for assessed value changes in your area, and our [Property tax](#) page to learn what your assessment value change means for your property taxes.

Find out more about [BC Assessment's Data Services](#)

Property information

Are the property details correct? 

Year built	1967
Description	1 STY house - Semi-Custom
Bedrooms	3
Baths	2
Carports	C
Garages	
Land size	6.315 Acres
First floor area	3,105

Legal description and parcel ID

LOT A, PLAN NWP78593, SECTION 10, TOWNSHIP 5, NEW
WESTMINSTER LAND DISTRICT
PID: 013-123-349

Sales history (last 3 full calendar years)

No sales history for the last 3 full calendar years

BC Assessment for Springs Blvd Property



Agricultural Capability/Utility Comparison
March 2, 2023

41063 NORTH NICOMEN RD DEROCHE V0M 1G0
 Area-Jurisdiction-Roll: 15-775-03628.200

  
 Favourite Compare Print



Total value **\$229,691** 

2023 assessment as of July 1, 2022

Land	\$100,691
Buildings	\$129,000
Previous year value	\$218,592
Land	\$100,692
Buildings	\$117,900

Questions about this property assessment? Visit our [Property assessment FAQ](#) or [Contact us](#) if you have questions.

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Property information	Are the property details correct? ▾	Legal description and parcel ID
Year built	1910	PARCEL A, SECTION 6, TOWNSHIP 24, NEW WESTMINSTER LAND DISTRICT, REF PL 6766; EXC PL SRW 908
Description	1.5 STY house - Basic	PID: 000-819-743
Bedrooms	3	
Baths	1	
Carports		
Garages		
Land size	168.42 Acres	Sales history (last 3 full calendar years)
First floor area	765	No sales history for the last 3 full calendar years

Assessment for the North Nicomen Road Property based on the PID.



40298 NICOMEN SLOUGH RD DEROCHE VOM 1G0
Area-Jurisdiction-Roll: 15-775-02751.000

 Favourite  Compare  Print



Total value **\$832,116**

2023 assessment as of July 1, 2022

Land	\$349,116
Buildings	\$483,000
Previous year value	\$757,215
Land	\$343,115
Buildings	\$414,100

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Property Information

Are the property details correct? 

Year built	1983
Description	1 STY house - Standard
Bedrooms	3
Baths	2
Carports	
Garages	
Land size	77.6 Acres
First floor area	1,144

Legal description and parcel ID

PART S1/2, SECTION 1, TOWNSHIP 21, NEW WESTMINSTER
LAND DISTRICT, EXCEPT PLAN PCL A(RP2947), S&W OF
NICOMEN SLOUGH, & EXC PCL B(RP6966)
PID: 013-421-484

Sales history (last 5 full calendar years)

Jul 14, 2020	\$4,560,000
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Agricultural property in the vicinity of the North Nicomen Road property.



Agricultural Capability/Utility Comparison March 2, 2023

8573 RIVER RD S DEWDNEY VOM 1H0

Area-Jurisdiction-Roll: 15-775-02527.000

 Favourite
  Compare
  Print



Total value \$36,299

2023 assessment as of July 1, 2022

Land	\$36,299
Buildings	\$0
Previous year value	\$1,321,000
Land	\$1,321,000
Buildings	\$0

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Property information

Are the property details correct? 

Year built

Description

Small Fruits

Bedrooms

Baths

Carports

Garages

Land size

10 Acres

First floor area

Legal description and parcel ID

PARCEL A, LOT 2, PLAN NWP3157, SECTION 29, TOWNSHIP 20, NEW WESTMINSTER LAND DISTRICT, REF PL 6933

PID: 010-889-728

Sales history (last 3 full calendar years)

Apr 5, 2022 \$1,463,000

Small agricultural property in the vicinity of the North Nicomen Road property.



Agricultural Capability/Utility Comparison
March 2, 2023

42935 ATHEY RD DEROCHE VOM 1G0
 Area-Jurisdiction-Roll: 15-775-03602.000

  
 Favourite Compare Print



Total value **\$1,432,000**
 2023 assessment as of July 1, 2022

Land	\$1,125,000
Buildings	\$307,000
Previous year value	\$1,334,000
Land	\$1,075,000
Buildings	\$259,000

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Property Information	Are the property details correct? ▼	Legal description and parcel ID
Year built	1978	PART E1/2, SECTION 4, TOWNSHIP 24, NEW WESTMINSTER LAND DISTRICT, ISLAND WHICH IS SITUATE IN ZAITSCULLACHAN SLOUGH CONTAINING 6.25 ACRES MORE OR LESS AS SHOWN ON THE PL OF SAID TWP DATED THE 18TH DAY OF SEPTEMBER 1893 PID: 002-428-971
Description	1 STY house - Standard	
Bedrooms	3	
Baths	2	
Carports	C	
Garages		Sales history (last 3 full calendar years) Aug 15, 2022 \$1,630,000
Land size	6.25 Acres	
First floor area	1,641	

Small agricultural property in the vicinity of the North Nicomen Road property.



Agricultural Capability/Utility Comparison
March 2, 2023

**39090 NICOMEN ISLAND TRUNK RD DEROCHE
VOM 1G0**

Area-Jurisdiction-Roll: 15-775-02503.100

 Favourite  Compare  Print



Total value \$388,102

2023 assessment as of July 1, 2022

Land	\$23,102
Buildings	\$365,000
Previous year value	\$329,101
Land	\$23,101
Buildings	\$306,000

Questions about this property assessment? Visit our Property assessment FAQ or Contact us if you have questions.

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Find out more about BC Assessment's Data Services

Property information

Are the property details correct? *

Legal description and parcel ID

Year built	1992
Description	1 STY house - Standard
Bedrooms	3
Baths	2
Carports	
Garages	
Land size	7.91 Acres

LOT C, PLAN NWP23806, SECTION 27, TOWNSHIP 20, NEW
WESTMINSTER LAND DISTRICT, EXCEPT PLAN SRW 28370
PID: 009-292-101

Sales history (last 3 full calendar years)

Oct 17, 2022 \$1,200,000

Small agricultural property in the vicinity of the North Nicomen Road property.



Expense report for Invoice 1225

Statlu Environmental
Consulting Ltd

2022-09-13

\$73.53

Client **Tsawwassen Golf and Country Club**

Project **Deroche property [22-165]**

Category **Mileage**

Person **Eryne Croquet**

2022-09-13

\$203.44

Client **Tsawwassen Golf and Country Club**

Project **Deroche property [22-165]**

Category **Other**

Person **Eryne Croquet**

Soil sample analysis

TerraLink

TerraLink Horticulture Inc.

464 Riverside Road Abbotsford, BC V2S 7M1

Phone: 604-864-9044 Fax: 604-864-8418

*G.S.T. Reg No. 82770 2226 RT 000

P.S.T. Reg No. 1001-8826

INVOICE

Order Number

2022-505095-00

Customer PO Number

Eryne

Page

1 of 1

Payment Type

VISA

SOLD TO:

Cash Account - PICKUP
TerraLink Horticulture Inc
464 Riverside Road
Abbotsford, BC V2S 7M1

SHIP TO:

Cash Account - NO CHEM SALES
TerraLink Horticulture Inc
464 Riverside Road
Abbotsford, BC V2S 7M1
Sharon

604-864-9044

Ordered	Shipped	Invoiced	Terms	Sales Rep	Payment Due	Ship Via	Freight
09/13/2022	09/13/2022	09/13/2022	CASH	Counter	09/13/2022	PU - Counter -	Collect
Item	D.G.	Description	Ordered	Shipped	Price	Extension	
57090	UN CLASS PG PCP 0	PSL SOIL BASIC ANALYSIS	5.000	5.000	38.75	193.75	
			EACH			G	

paid in full
eryne@stathu.ca
604-799-8817

Restricted Goods ID:

Restricted Goods ID Expiry: / /

Please remit to:
TerraLink Horticulture
464 Riverside Rd
Abbotsford, BC V2S 7M1

Sub Total:	\$193.75
GST:	\$9.69
PST:	\$0.00
Total:	\$203.44 CAD

Customer has verified registered use only of pesticide(s) on labeled crop(s) X

Print Name: _____

Dispenser and Certificate # _____

Employee Initials: _____

24 Hour Number 613-896-8866

CONDITIONS OF SALE - TERRALINK HORTICULTURE INC warrants to the extent of the purchase price that the products indicated above are as described on the container, within recognized tolerances. The seller gives no other warranty, expressed or implied as to the descriptions, quality, productiveness or any other matter and will not be in any way responsible for the crop, the results or outcome of the product. Acceptance of product constitutes agreement to these conditions of sale. RESTOCKING POLICY - Products returned "out of season" are subject to a 15% restocking fee. All seed sales are final. Opened containers or expired products are not returnable.

Customer

2022-505095-00

CUSTOMER SIGNATURE: _____



December 7, 2022

Honourable Pam Alexis
Minister of Agriculture and Food
Parliament Buildings
Victoria, BC V8V 1X4

Dear Minister Alexis:

Thank you for agreeing to serve as Minister of Agriculture and Food. I trust in your leadership at this critical time to deliver results for the people of British Columbia.

British Columbians continue to recover from and respond to the upheaval caused by the COVID-19 pandemic and climate related natural disasters, while global inflation is driving up costs for more households and the world's economic outlook is concerning. Now more than ever, we need to focus on building a secure, low emission, sustainable economy, and a province where everyone can find a good home – whether you live in a rural area, in a city, or in an Indigenous community. We will continue working toward true and meaningful reconciliation by supporting opportunities for Indigenous Peoples to be full partners in the inclusive and sustainable province we are building together.

Our government is committed to delivering on the mandate British Columbians gave us in 2020. Together we can make life better for people in B.C., improve the services we all rely on, and ensure a sustainable province for future generations.

As we renew our work, my priority as Premier is to deliver results that people can see and feel in four key areas:

- **Attainable and affordable housing:** In the wake of soaring prices and record migration to B.C., we will take on the important work of building new homes that are actually attainable for the middle class, while continuing our work to address the housing crisis for those in distress on our streets.

.../2

Office of the
Premier

Web Site:
www.gov.bc.ca

Mailing Address:
PO Box 9041 Stn Prov Govt
Victoria BC V8W 9E1

Location:
Parliament Buildings
Victoria

- **Safer communities:** To address concerns about public safety, both for the people struggling with mental health and addiction on our streets, as well as the feeling that downtown centres are not as safe as they were before the pandemic, we will work with our partners at all levels of government, the justice and health care systems, the non-profit sector, and community leaders to find solutions for this complex challenge facing our province, and work overtime to seize the assets of high-level criminals.
- **Improved health care:** Amid unprecedented pressures we will continue to work to strengthen our public health care system, from family doctors to new hospitals, so care is there for each of us when we need it.
- **A sustainable, clean, secure, and fair economy:** We will continue our work investing in British Columbians, fighting racism and promoting equity, and building a clean economy that addresses our obligations to combat climate change by driving down emissions, while creating good, family supporting jobs.

Food security – where we get our food, and how much it costs – is front of mind for all British Columbians. Climate change, supply chain issues, and policy changes in places far from B.C. can impact our food supply and costs here at home.

As every British Columbian knows, we won't have a secure food supply and manage food costs for British Columbians if we don't look after our farmers and use our land base wisely. Our province's proud history of the Agricultural Land Reserve shows our commitment, through many changes of government, to protecting land for food for ourselves and future generations. Our provincial commitment to food and the people who produce it has never been more important.

Our farmers, ranchers and seafood producers are seeing rising costs for inputs like fertilizer, seeds, feed, and pieces of equipment. Shifts in weather are testing resilience, and major agricultural areas like the Fraser Valley Regional District have been hit hard by climate change disasters.

As Minister, your job will be to support farmers, ranchers, and seafood producers in the critical work they do for all of us, to ensure food security for British Columbians by establishing policies to use our agricultural land wisely, increase production, and add processing capacity. Your role also involves building on our strong export sector by promoting the clean, safe, high-quality food produced in B.C., creating jobs and growing our economy sustainably while supporting our communities and our neighbours.

Since 2020, our government has made considerable progress on important initiatives including:

- Expanding the Grow BC, Feed BC, and Buy BC programs to encourage greater food security and local business growth, including opening nine new food hubs across B.C.
- Increasing Indigenous participation in the agriculture and food sector and strengthening Indigenous food systems, including launching the B.C. Indigenous Advisory Council on Agriculture and Food.
- Establishing a new Minister's Advisory Group on Regenerative Agriculture that will provide strategic advice to government on opportunities to promote innovation, technology adoption and regenerative practices.
- Supporting farmers, ranchers, and food processors to improve climate preparedness and resiliency to wildfires, flooding, and extreme heat through the launch of the new Extreme Weather Preparedness for Agriculture Program.
- And – in addition to these achievements – your ministry worked tirelessly to ensure our farmers and ranchers impacted by the devastating floods in late 2021 had the supports they needed to begin their recovery, and it continues to work together with food producers to build back better from the largest agricultural disaster in B.C.'s history.

As you continue to make progress on items in the previous mandate letter, over the remaining period of this mandate I expect you to prioritize making progress on the following:

- Continue work on the recommendations of the Food Security Task Force and take steps to make B.C. a leader in agricultural innovation, resilience, and food security in the face of emerging challenges of supply chain disruption, global inflation, rising costs, and the impacts of climate change.
- Work with Indigenous Peoples on agricultural initiatives identified by them to support their interests in economic development, food security, and community building across the province.
- Work with the Minister of Emergency Management and Climate Readiness, support the resilience of B.C.'s food system through an emergency preparedness strategy for food security.
- Grow our economy, reduce costs, reduce greenhouse gas emissions, and increase food security for British Columbians by working with partners to increase food processing in B.C. while increasing innovation in food processing in the province, and supporting export opportunities.

- Work with industry to identify agricultural best practices that reduce carbon pollution and support their adoption across the sector so that agricultural innovation can continue to be a key part of our province's efforts to reduce carbon pollution.
- Ensure government has all of the information required about land use in the Agricultural Land Reserve to support partnerships with farmers, industry, and government in developing long-term planning and food security in the province.
- Continue to support the Grow BC, Feed BC, and Buy BC programs to encourage greater food security, regional business growth, and access to local food.
- Support the work of the Minister of Education and Child Care to integrate Feed BC into expanded school meal programs.

Our work together must continue to evolve to meet the changing needs of people in this province. Issues not contemplated by this letter will come forward for government action and I ask you to bring such matters forward for consideration by the Planning and Priorities Committee of Cabinet, with the expectation that any proposed initiatives will be subject to the usual Cabinet and Treasury Board oversight and include measurable outcomes for British Columbians. Your ministry's priorities must reflect our government's overall strategic plan as determined by Cabinet.

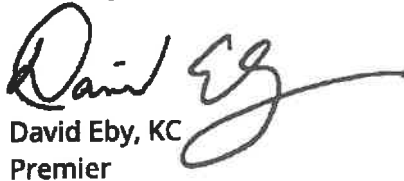
British Columbians expect their elected representatives to work together to advance the public good. That means seeking out, fostering, and championing good ideas regardless of their origin. I expect you to reach out to elected members from all parties as you deliver on your mandate. Further, you will build thoughtful and sustained relationships both with title holders and through public and stakeholder engagement plans that incorporate diverse perspectives early in the policy development process. Federal partnerships and resources will be particularly important and, on behalf of our government, you will engage with the federal government on advancing priorities to improve the lives of British Columbians.

As a Cabinet, we will uphold the highest standards of ethics, collaboration, and good conduct in service of the public, and as a Minister of the Crown, you are expected to review, understand, and act according to the *Members' Conflict of Interest Act*. You will establish a collaborative working relationship with your Deputy Minister, and the public servants under their direction, who provide the professional, non-partisan advice that is fundamental to delivering on our government's priorities. Your Minister's Office must meet the highest standards for integrity and provide a respectful, rewarding environment for all staff.

The rural and urban challenges that we face are urgent and complex. In response, we must be forward-thinking, strategic, and ready to work across disciplines and old divisions in new ways. Labour shortages are a major issue globally, and British Columbia is no exception, including in the public service. Maintaining the BC Public Service as an employer of excellence will be key to retaining and recruiting the diverse professionals we rely on to deliver essential services, advice, and analysis.

At the core of this work is listening and responding to the priorities of people in B.C. Together, we can deliver results in very real ways – ways that people can see, feel, and touch, and that change their lives for the better. Thank you for doing this important work with me.

Sincerely,

A handwritten signature in black ink, appearing to read "David Eby", with a long, sweeping horizontal line extending to the right.

David Eby, KC
Premier