



Agricultural Land Commission
133-4940 Canada Way
Burnaby, British Columbia V5G 4K6
Tel: 604-660-7000
Fax: 604-660-7033
www.alc.gov.bc.ca

November 14, 2005

Reply to the attention of Gordon Bednard

UAS Canada Inc.
2656 Deacon Street
Abbotsford, BC V2T 6H3

Attention Allan Keras

**Re: Application # MM-22478
Lot 2, Section 23, Township 13 NWD Plan 5230**

Further to your letter of November 3, 2005, the Commission, acting under section 33 of the *Agricultural Land Commission Act*, has reconsidered the above noted application.

The Commission, by Resolution # **600/2005**, has allowed your request to subdivide the above described property into two lots of 2 ha each, without the requirement outlined in Resolution #966/1989 to bind the titles of the newly created properties.

This approval is granted provided that your subdivision is in substantial compliance with the plan attached hereto.

The land referred to in the application continues to be subject to the provisions of the Act and regulations except as provided by this approval.

This approval in no way relieves the owner or occupier of the responsibility of adhering to all other legislation that may apply to the land. This includes zoning, subdivision, or other land use bylaws, and decisions of any authorities that may have jurisdiction. Before your development can proceed, other approvals may be necessary and we urge you to check with the City of Abbotsford.

Please quote the above application number in any future correspondence.

Please also note that this approval does not affect the approval granted by Resolution #349/2004 for the southern property (proposed Lot B). Once the covenant restricting the proposed industrial use to the approved area of the property is prepared and approved by the Commission, that use may proceed subject to the approval of other authorities.

Yours truly,

PROVINCIAL AGRICULTURAL LAND COMMISSION

Per:

A handwritten signature in black ink, appearing to read 'Erik Karlsen', is written over the printed name below.

Erik Karlsen, Chair

cc City of Abbotsford Attn: Margaret-Ann Thornton / Ron Hintsche file # 3320-20/S03-044
Registrar of Titles – New Westminster (with copy of plan)
Copy to file # 35375

GB/eg/Enclosure
I/22478d3

Provincial Agricultural Land Commission

Application: MM-22478

Resolution # 600/2005



Subject property.



Approved subdivision

**SUBDIVISION PLAN OF LOT 2
SECTION 23 TOWNSHIP 13
NEW WESTMINSTER DISTRICT PLAN 5230**

PLAN BCP

DEPOSITED IN THE LAND TITLE OFFICE AT
NEW WESTMINSTER, B.C., AND REGISTERED
THIS _____ DAY OF _____ 2005

BCGS 92G.008 CITY OF ABBOTSFORD
INTEGRATED SURVEY AREA No. 24 (ABBOTSFORD)
NAD83 (CSRS)

THIS PLAN SHOWS HORIZONTAL GROUND-LEVEL DISTANCES EXCEPT
WHERE OTHERWISE NOTED. TO COMPUTE GRID DISTANCES, MULTIPLY
GROUND-LEVEL DISTANCES BY COMBINED FACTOR 0.9998089

0 50 100

SCALE 1 : 1000 DISTANCES ARE IN METRES

LEGEND

GRID BEARINGS ARE DERIVED FROM OBSERVATIONS BETWEEN
CONTROL MONUMENTS 77H4283 AND 77H4213

FOUND PLACED

- DENOTES STANDARD IRON POST
- ⊙ DENOTES CONTROL MONUMENT
- U DENOTES UNREGISTERED
- ha DENOTES HECTARES



OWNER

WESTERN ANIMAL NUTRITION INC.
(INC. No. 50270A)

Name _____
Authorized Signatory

Name _____
Authorized Signatory

WITNESS AS TO BOTH SIGNATURES

Name _____

ADDRESS _____

OCCUPATION _____

THE REGISTERED OWNER DESIGNATED
HEREON HAS ENTERED INTO COVENANTS
IN FAVOUR OF THE CITY OF ABBOTSFORD
UNDER S.210 OF THE LAND TITLE ACT.

APPROVED UNDER THE LAND TITLE ACT
THIS _____ DAY OF _____ 2005.

APPROVING OFFICER FOR THE
CITY OF ABBOTSFORD

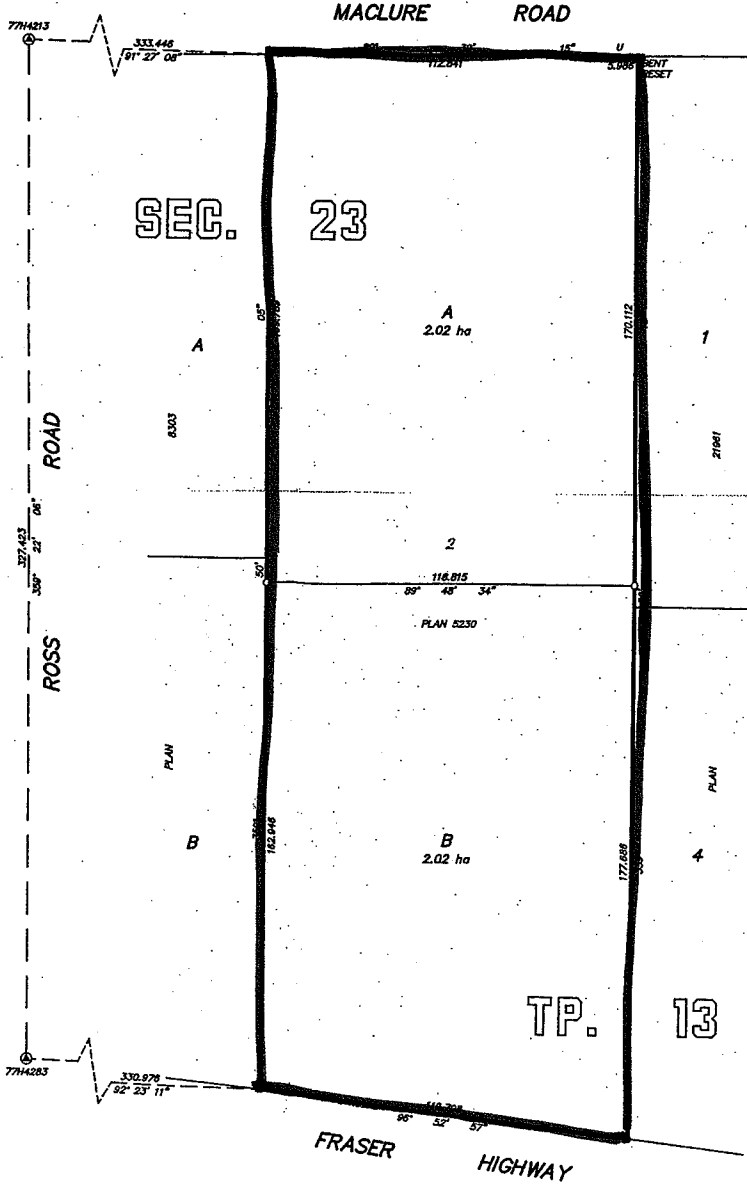
I, DARRYL J. MITCHELL, A BRITISH COLUMBIA LAND SURVEYOR,
OF SURVEY, IN BRITISH COLUMBIA, CERTIFY THAT I WAS
PRESENT AT AND PERSONALLY SUPERVISED THE SURVEY
REPRESENTED BY THIS PLAN, AND THAT THE SURVEY
PLAN ARE CORRECT. THE FIELD SURVEY WAS COMPLETED ON
THE 6th DAY OF MAY, 2005. THE PLAN WAS COMPLETED
AND CHECKED, AND THE CHECKLIST FILED UNDER # 31571
ON THE 19th DAY OF MAY, 2005.

D. Mitchell

B.C.L.S.

THIS PLAN LIES WITHIN THE FRASER VALLEY REGIONAL DISTRICT

BUTLER SANDWICK & ASSOCIATES
PROFESSIONAL LAND SURVEYORS
101, 32885 VENTURA AVENUE
ABBOTSFORD, B.C. V2S 6A3
T: 604-853-2700 F: 604-853-2710
FILE : A 4144
DWG : 1-4144-SUB



MINUTES OF THE PROVINCIAL AGRICULTURAL LAND COMMISSION

Minutes of a meeting held by the Provincial Agricultural Land Commission (the "Commission") on November 8, 2005 at Vancouver, B.C.

PRESENT: Walter Dyck Commissioner
 Carol Paulson Commissioner

ABSENT: Peter Dhillon Vice Chair

STAFF: Gordon Bednard

For Consideration

Gordon Bednard presented a letter requesting reconsideration of a condition of approval for a two-lot subdivision. Also presented were previous applications for the property and a letter from the City of Abbotsford supporting the removal of the condition.

Commission Discussion

The Commission considered that the allowance of the subdivision without the binding of titles covenant would not negatively impact on any adjacent agricultural operations.

IT WAS

MOVED BY: Commissioner Walter Dyck

SECONDED BY: Commissioner Carol Paulson

THAT the application be reconsidered and that the binding of titles condition of subdivision required under Resolution # 699/89 be rescinded.

CARRIED