



Agricultural Land Commission
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November 3, 2005

Reply to the attention of Gordon Bednard

Mennonite Central Committee
Attention: Laura Loewen
PO Box 2038, 31414 Marshall Road
Abbotsford, BC - V2T 3T8

Dear Ms. Loewen:

Re: Application # MM-36250
PID: 010-942-190
Lot A, Section 3, Township 16, New Westminster District, Plan 3606,
EXCEPT Part of SE 1/4

The Provincial Agricultural Land Commission (the "Commission") has now concluded its review of your application to expand the existing 10,000 square foot food processing facility by 6300 square feet. This addition would include: a 900 sq.ft canopy in the receiving area, 3500 sq ft building addition for dehydrators and storage, and a 1800 sq ft addition to the west end of the present building for warehousing. The application was submitted pursuant to section 20(3) of the *Agricultural Land Commission Act* (the "ALCA").

The Commission wishes to thank Jake Redekop and other representatives of the MCC for taking the time to meet with its representatives on October 18, 2005 at the property. The Commission found the meeting and site visit informative.

The Commission writes to advise that it approved your application subject to:

- the use being restricted to the area identified on the attached plan.
- compliance with applicable Acts, regulations, bylaws of the local government, and decisions and orders of any person or body having jurisdiction over the land under an enactment. The Commission suggests you contact the City of Abbotsford at your earliest convenience.

The decision noted above is recorded as Resolution # **577/2005**.

Please quote your application number in any future correspondence.

Yours truly,

PROVINCIAL AGRICULTURAL LAND COMMISSION

Per:

Erik Karlsen, Chair

cc: City of Abbotsford Attn: Melissa Price (#3040-20/A05-004)

GB/lv/Encl./36250d1

MINUTES OF THE PROVINCIAL AGRICULTURAL LAND COMMISSION

Minutes of a meeting held by the Provincial Agricultural Land Commission (the "Commission") on October 18, 2005 at Abbotsford, B.C.

PRESENT: Carol Paulson Commissioner
Walter Dyck Commissioner

ABSENT: Peter Dhillon

STAFF: Gordon Bednard, Regional Research Officer
Tony Pellett, Planner

For Consideration

Gordon Bednard presented his staff report dated October 11, 2005 regarding application #MM- 36250.

Site Inspection

A site inspection was conducted on October 18, 2005. Those in attendance were:

- Commissioners Paulson, & Dyck
- Agricultural Land Commission Staff: Gordon Bednard, Regional Research Officer and Tony Pellett, Planner
- Jake Redekop representing the MCC.

The Commission was taken on a tour of the existing facility and was shown the area proposed for expansion.

Commission Discussion

The Commission considered that the proposed expansion would not negatively impact on adjacent farm operations.

IT WAS

MOVED BY: Commissioner Dyck
SECONDED BY: Commissioner Paulson

THAT the staff report be received and the application be approved as presented for a 6500 square foot addition in three phases: a 900 sq.ft canopy in the receiving area, 3500 sq ft building addition for dehydrators and storage, and 1800 sq ft addition to the west end of the present building for warehouse.

This approval is subject to compliance with any other enactment, legislation or decision of any agency having jurisdiction.

CARRIED



Staff Report
Application # MM – 36250
Applicant: Mennonite Central Committee (Laura Loewen)

DATE PREPARED: October 11, 2005

TO: Chair and Commissioners – South Coast Panel

FROM: Gordon Bednard, Regional Research Officer

PROPOSAL: To expand the existing 10,000 square foot food processing facility by 6300 square feet. This addition to include: 900 sq.ft canopy in the receiving area, 3500 sq ft building addition for dehydrators and storage, and 1800 sq ft addition to the west end of the present building for warehouse.

This application is made pursuant to section 20(3) of the *Agricultural Land Commission Act*.

BACKGROUND INFORMATION:

The processed vegetables from this facility are shipped overseas and used for humanitarian assistance.

There is an existing covenant on the property which allowed the construction of the building and restricts the use of the facility to the processing of vegetables.

Local Government:

City of Abbotsford

Legal Description of Property:

PID: 010-942-190

Lot A, Section 3, Township 16, New Westminster District, Plan 3606, EXCEPT Part of SE 1/4

Purchase Date (m/d/y):

12/01/1968

Location of Property:

15 Winson Road, Abbotsford

Size of Property:

3.8 ha (The entire property is in the ALR).

Present use of the Property:

two residences, 10,000 sq ft food processing facility, forested and cleared land.

Surrounding Land Uses:

WEST: raspberry farms in ALR
SOUTH: border with USA
EAST: raspberry farms in ALR
NORTH: cleared and active farmlands in ALR

Agricultural Capability:

Data Source: Agricultural Capability Map # 92G/1c
The majority of the property is identified as having Prime Dominant ratings. (class 3 and 4)

Official Community Plan and Designation:

Agricultural

Zoning Bylaw and Designation:

Agriculture One
Agriculture and Produce processing
8 ha MLS

PREVIOUS APPLICATIONS:

Application #33532-0

Applicant: Mennonite Central Committee
Decision Date: November 21, 2000
Proposal: Propose to construct a 10,000 sq ft building to enable the processing (cutting, drying, bulk packaging and storage) of fresh produce on the 3.8 ha property.
Decision: Allowed subject to registration of a restrictive covenant limiting the use of the proposed facility to the processing of fresh produce, and, rescinding the Commission's previous approval for construction of a third dwelling on the property to accommodate emotionally disturbed individuals.

Application #14199-0

Applicant: Mennonite Central Committee
Decision Date: April 05, 1982
Proposal: Proposed to establish an additional mental health care facility on the 3.8 ha property.
Decision: Allowed. Rescinded with passing of approval for #33532 above

LOCAL GOVERNMENT RECOMMENDATIONS/COMMENTS:

Forwarded with no comment

Agricultural Advisory Committee – supports the application

STAFF COMMENTS:

Staff recommends allowance of the application as presented with the condition that the existing covenant be amended to include the proposed additions.

END OF REPORT

Signature _____ **Date**