



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

June 28, 2006

Reply to the attention of Gordon Bednard

Whatcom Acres Dairy Ltd
1345 Whatcom Road
Abbotsford, BC V3G 1Y9

Dear Sir/Madam:

RE: Application #MM-36631
PID: 011-291-613
South West 1/4, Section 6, Township 19, New Westminster District, EXCEPT
Part subdivided by Plan 3931

The Provincial Agricultural Land Commission (the "Commission") has now concluded its review of your application to subdivide the subject 29.8 ha property into two lots, using Whatcom Road as the dividing line. This would create a 16 ha lot to the east of the road and a 14 ha lot to the west (approximately). The application was submitted pursuant to section 21(2) of the *Agricultural Land Commission Act* (the "ALCA").

The Commission wishes to thank representatives of both Whatcom Acres and Dykshorn Farms for taking the time to meet with its representatives on June 20, 2006 at the property. The Commission found the meeting and site visit informative. In particular, the Commission noted that the existence of the road could not be considered as a significant barrier to farming the property as one parcel. As well, the Commission understands that both applicants own additional properties adjacent to the subject lands.

The Commission is not in favour of creating additional parcels of land in the ALR. However, in the present circumstances, the Commission sees an opportunity to both allow the division of the subject property and not create any additional lots in the ALR.

Therefore, the Commission writes to advise that it approved your application subject to the consolidation of both newly created parcels with adjacent lots, or consolidation of other lots owned by the applicants. The net effect would be that there is no increase in the number of lots following registration of the subdivision/consolidations. Once you have agreed on a subdivision/consolidation, please send a preliminary sketch to the Commission for its approval.

This conditional approval is also subject to 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.

Page 2 - #36631

The decision noted above is recorded as Resolution # 307/2006.

Yours truly,

PROVINCIAL AGRICULTURAL LAND COMMISSION

Per:

Erik Karsen, Chair

pc: City of Abbotsford Attn: Allan Campeau file #3040-20/A06-004
Dykshoorn Farms Ltd., 35825 Boundary Road, Abbotsford, BC V3G 1S8

GB/lv/36631d1.



Staff Report
Application # MM – 36631
Applicant: Whatcom Acres Dairy Ltd

DATE PREPARED: May 31, 2006

TO: Chair and Commissioners – South Coast Panel

FROM: Gordon Bednard, Regional Research Officer

PROPOSAL: To subdivide the subject 29.8 ha property into two lots, using Whatcom Road as the dividing line. This would create a 16 ha lot to the east of the road and a 14 ha lot to the west.

This application is made pursuant to section 21(2) of the *Agricultural Land Commission Act*.

BACKGROUND INFORMATION:

No previous applications on this property. There are no past or active applications of any kind in the immediate area.

There are two owners of this property which was purchased only recently (March 2005). Both these owners also own adjacent parcels of land.

Local Government:

City of Abbotsford

Legal Description of Property:

PID: 011-291-613
South West 1/4, Section 6, Township 19, New Westminster District, EXCEPT Part subdivided by Plan 3931

Purchase Date (m/d/y):

March, 2005

Location of Property:

385 Watcom Road, Abbotsford

Size of Property:

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

Present use of the Property:

forage production, old barn on property

Surrounding Land Uses:

WEST: forage crops, in ALR
SOUTH: forage crops, in ALR
EAST: forage crops, in ALR
NORTH: forage crops, some forested land, all in ALR

Agricultural Capability:

Data Source: Agricultural Capability Map # 92G/1b
The majority of the property is identified as having Prime Dominant ratings of class 1 and 2.

Official Community Plan and Designation:

Agricultural

Zoning Bylaw and Designation:

Agricultural Zone 2 (A-2)
16 ha MLS

PREVIOUS APPLICATIONS:

NONE

LOCAL GOVERNMENT RECOMMENDATIONS/COMMENTS:

Forwarded without comment or recommendation

STAFF COMMENTS:

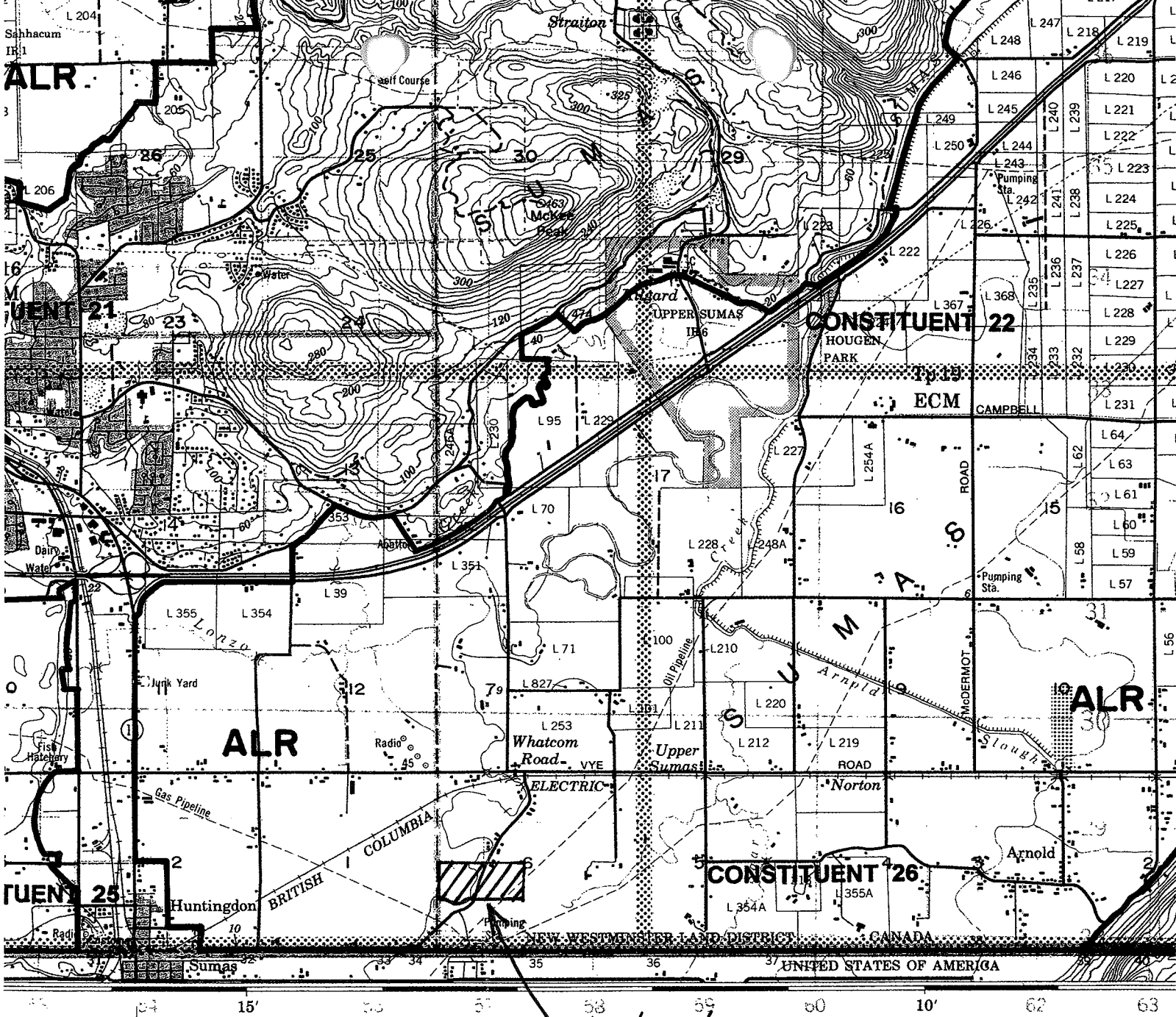
There appears to be little agricultural reason to allow the application as Whatcom road is not so busy that it would impair the ability to use the subject lands as one farm unit. The divided ownership appears to be the sole reason for the application, and as the owners purchased the property some 30 years following the inception of the ALR, they must have been aware of use and subdivision restrictions implied by the ALR designation.

This being said, staff would have no objection to the division of this property as presented, if the separate parcels were then consolidated with adjacent lands, which based on ownership of adjacent lands, is not only possible, but makes sense from an agricultural standpoint. If that cannot be accomplished, the respective owners could consolidate two of their other holdings such that the net effect would be no new lots in the ALR.

END OF REPORT

Signature

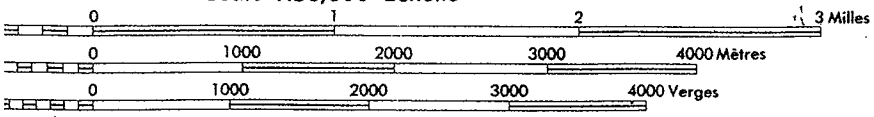
Date



Subject Property

CONTOUR INTERVAL 40 METRES
 AUXILIARY CONTOUR INTERVAL 10 METRES
 Elevations in Metres above Mean Sea Level
 North American Datum 1927
 Transverse Mercator Projection

Scale 1:50,000 Échelle



I hereby CERTIFY that this is one of the Base
 the Agricultural Land Reserve Plan, for the Fr
 Regional District as approved by Resolution
 dated January 31 1996.

Shulle Feb
 General Manager Provincial Agricultural Land Commission

92G/1