



Agricultural Land Commission
133-4940 Canada Way
Burnaby, British Columbia V5G 4K6
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www.alc.gov.bc.ca

September 6, 2006

Reply to the attention of Gordon Bednard

Yingli & Wen-Shiang Chu
770 Miller Avenue
Coquitlam, BC V3J 4K3

Dear Sir/Madam:

RE: Application #MM-36776
Lot 2, Section 1, Township 15, New Westminster District, Plan 68186

Please find attached the Minutes of Resolution #432/2006 outlining the Commission's decision as it relates to the above noted application. As agent, it is your responsibility to notify your client(s) accordingly.

Yours truly,

PROVINCIAL AGRICULTURAL LAND COMMISSION

Per:

A handwritten signature in black ink, appearing to read 'Erik Karlsen', is written over the 'Per:' label.

Erik Karlsen, Chair

pc: Bin-Hung & Chin-Han Lee - 6330 Sperling Ave, Burnaby, BC, V5E2V4
Wen-Ching & Lan-Shiang Chiu - 244 Canniff Place, SW, Calgary, BC, T2W2L8
District of Mission - ALR-06-001

GB/lv/Encl. Minutes
36776d1.

MINUTES OF THE PROVINCIAL AGRICULTURAL LAND COMMISSION

A meeting was held by the Provincial Agricultural Land Commission on July 19, 2006 at the offices of the Commission located at #133 – 4940 Canada Way, Burnaby, BC.

PRESENT:	Erik Karlsen	Chair
	Sue Irvine	Commissioner
	Lorne Seitz	Commissioner
	John Tomlinson	Commissioner

STAFF: Tony Pellett, Planner

Site Inspection

A site inspection was conducted on July 18, 2006. Those in attendance were:

- Commissioners Irvine, Karlsen, Seitz & Tomlinson
- Agricultural Land Commission Staff: Tony Pellett, Planner

The applicant was not present. The site was viewed in the area of the residence, from Wolfe Street and from School Avenue. The adjacent farm to the east (sheep, also poultry barns) was viewed from School Avenue.

The site inspection lasted from 3:45 p.m. to 3:55 p.m.

For Consideration

The Commissioners considered the staff report dated July 7, 2006 on application #MM-36776. Mr. Yingli Chu met with the Commission on July 19, 2006 and confirmed that he did not identify any errors. He described the property as steep, presenting a topographic map as evidence. He also provided a map analyzing the range of ALR parcel sizes in the vicinity of the subject property. He explained that he was the son of a farmer: In his retirement he wished to farm the property, possibly raising sheep or growing nursery stock; the other two families would eventually farm their one-third shares of the property following subdivision. He apologized that he had not been able to stay for the site inspection, which had originally been scheduled to begin some time after 2:30 p.m.

Commission Discussion

It was agreed that no evidence had been submitted to demonstrate either that the parcel was unsuited to agriculture or that subdivision would be beneficial to agriculture.

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IT WAS

MOVED BY: Commissioner Irvine

SECONDED BY: Commissioner Tomlinson

THAT the staff report be received and the application be refused.

CARRIED



Staff Report
Application # MM – 36776
Applicants: Chu (Yingli & Wen-Shiang), Chiu (Wen-Ching & Lan-Shiang), Lee (Bin Huang & Chin Chen Liao)

DATE RECEIVED: June 26, 2006

DATE PREPARED: July 7, 2006

TO: Chair and Commissioners – South Coast Panel

FROM: Simone Rivers, Land Use Planner

PROPOSAL: To subdivide the 5.58 ha property into 3 lots. Each new lot will be a minimum lot size of 1.8 ha.

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

BACKGROUND INFORMATION:

The applicant states that all of the surrounding ALR parcels are used for residential use and range in size from 3.6 ha to 1.9 ha. The property is currently owned by three families. They wish to create three lots, one for each family.

Local Government:

District of Mission

Legal Description of Property:

PID: 000-716-871

Lot 2, Section 1, Township 15, New Westminster District, Plan 68186

Purchase Date:

1994

Location of Property:

9898 Wolfe Street, Mission

Size of Property:

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

Present use of the Property:

Residential

Surrounding Land Uses:

WEST: Residential (ALR)
SOUTH: Residential (ALR)
EAST: Residential (ALR)
NORTH: Residential (ALR)

Agricultural Capability:

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

Official Community Plan and Designation:

The Official Community Plan designates the parcel as Agricultural

Zoning Bylaw and Designation:

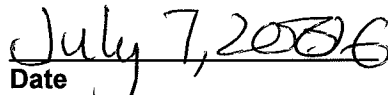
RU-1 (Rural One zone).
Minimum Lot Size 1.8 ha.

Attachments:

1. District Of Mission Memo - June 7, 2006
2. Site plan showing proposed subdivision.
3. ALR context map - Fraser Valley Regional District-Constituent 7-1:10,000

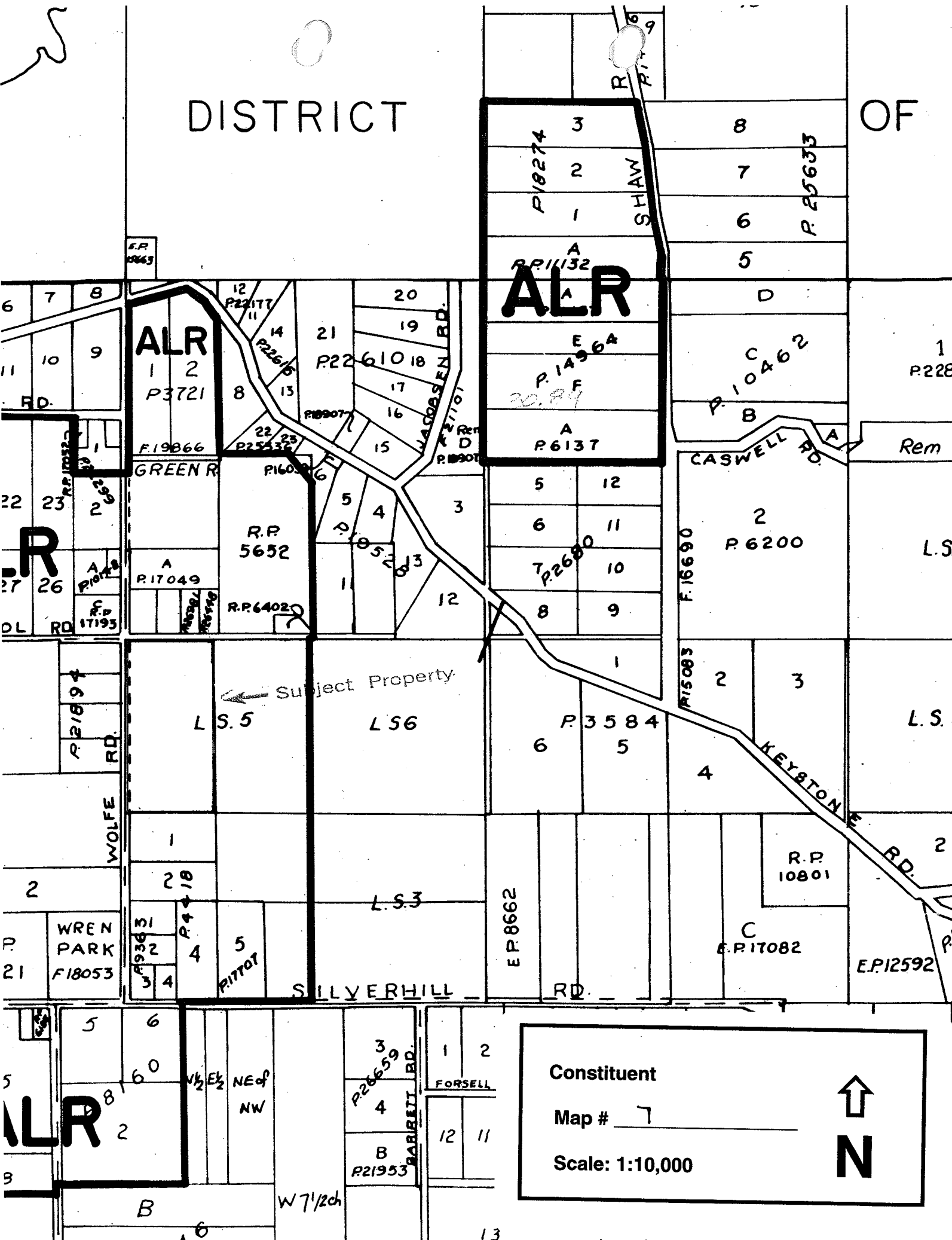
END OF REPORT


Signature


Date

DISTRICT

OF



Constituent

Map # 7

Scale: 1:10,000

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