



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

October 25, 2006

Reply to the attention of Terra Kaethler
ALC File #MM-36799

Guliker Farms Ltd
2355 Sutherland Road
Agassiz, BC V0M 1A1

Dear Casey Guliker:

Re: Application to subdivide land within the Agricultural Land Reserve
ALC File #MM-36799

Please find attached the Minutes of Resolution #485/2006 outlining the Commission's decision as it relates to the above noted application.

Please send two (2) paper prints of the final survey plans to this office. When the Commission confirms that all conditions have been met, it will authorize the Registrar of Land Titles to accept registration of the plan.

Please note that this decision is 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 District of Kent at your earliest convenience.

Yours truly,

PROVINCIAL AGRICULTURAL LAND COMMISSION

Per: 

Erik Karlsen, Chair

cc: District of Kent - Attn: Larry Burk

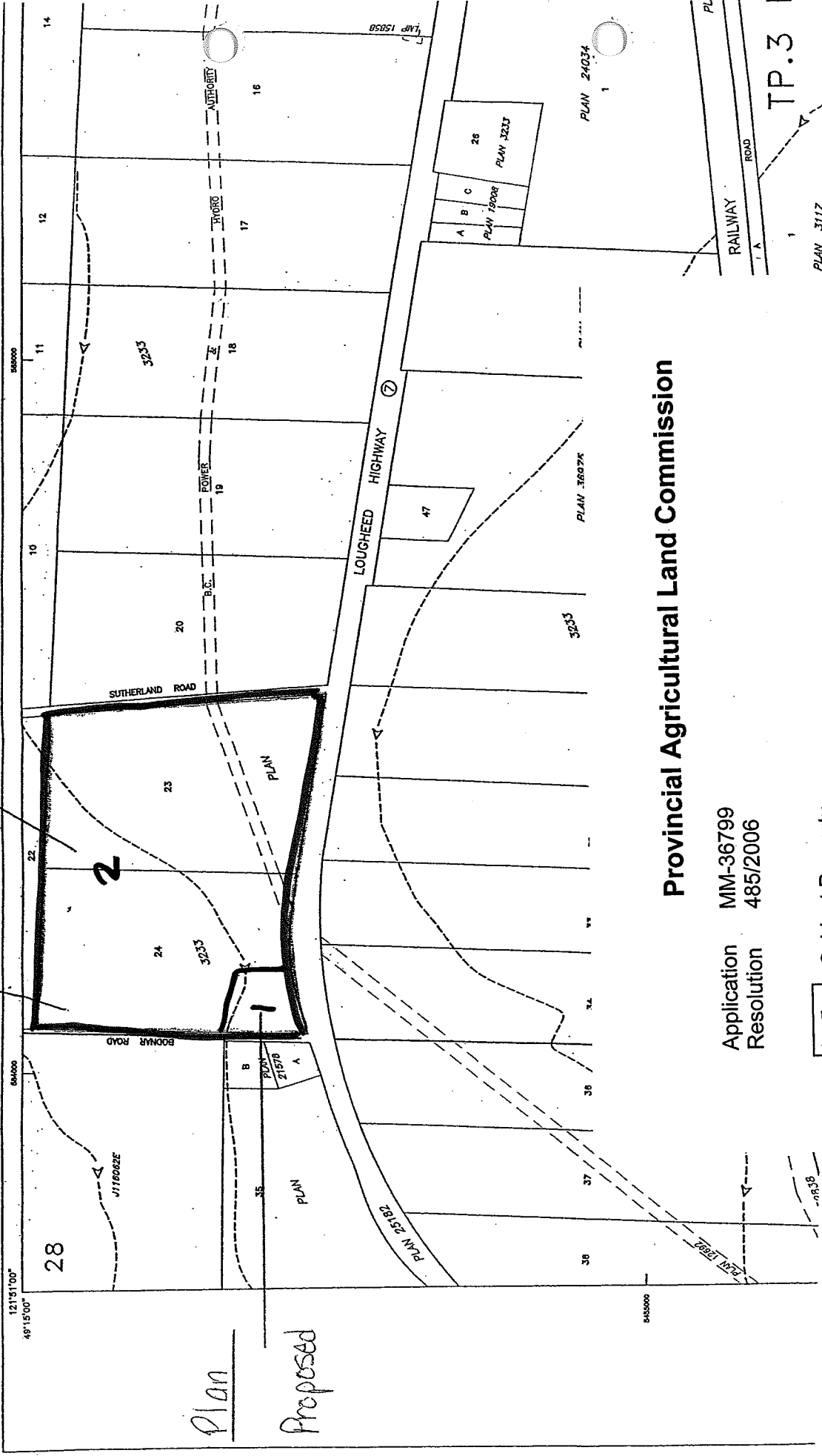
GB/lv/Encl.: Minutes
Sketch Plan

36799d1

Location


2385 Sutherland Road


2320 Bodnar Rd



Provincial Agricultural Land Commission

Application MM-36799
Resolution 485/2006

 Subject Property

 Approved subdivision into two lots

TP.3 I

PLAN 3117

PLAN 24034

PLAN 36075

PLAN 19008

PLAN 3237

LOUGHEED HIGHWAY

SUTHERLAND ROAD

BODNAR ROAD

Plan
Proposed

48°15'00"

645000

645000

645000

14

22

21

20

19

18

17

16

15

14

13

12

11

10

9

8

7

6

5

4

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2

1

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Staff Report
Application # MM – 36799
Applicant: Guliker Farms Ltd
Agent: Casey Guliker

DATE PREPARED: August 16, 2006

TO: Chair and Commissioners – South Coast Panel

FROM: Gordon Bednard, Regional Research Officer

PROPOSAL: Consolidate and re-subdivide two parcels of approximately 8 ha each to create one lot of 2 ha and a remainder of 15 ha as a boundary adjustment.

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

BACKGROUND INFORMATION:

Local Government:

The Corporation of the District of Kent

Legal Description of Property:

1. PID: 006-823-378
Lot 24, District Lot 31, Group 1, Yale (Formerly Lytton) Division of Yale, Plan 3233;
2. PID: 006-823-351
Lot 23, District Lot 31, Group 1, Yale Division of Yale District, Plan 3233

Purchase Date (m/d/y):

09/01/1987 to 01/01/2001

Location of Property:

2355 Sutherland, Agassiz

Size of Property:

17 ha in total of two lots (The properties are entirely within the ALR).

Present use of the Property:

Farm

Surrounding Land Uses:

WEST: agricultural
SOUTH: highway and agricultural
EAST: agricultural
NORTH: agricultural

Agricultural Capability:

Data Source: Agricultural Capability Map # 92H/4f & 92H/5c
The majority of the property is identified as having Prime Dominant ratings.

Official Community Plan and Designation:

OCP - agricultural

Zoning Bylaw and Designation:

Zoning Bylaw No. 1219, 2001
designation: agricultural
Min Lot Size: 5 acres

PREVIOUS APPLICATIONS:

NONE

LOCAL GOVERNMENT RECOMMENDATIONS/COMMENTS:

Council and planning staff support application.

STAFF COMMENTS:

No reasons for the proposal are provided in the application. Given the location of the proposed small lot and subject to confirmation by onsite inspection, the Commission might consider allowing the proposal based on the isolation of the smaller property due to the watercourse across the corner of the western lot. The Commission must decide if two larger lots are better for agriculture than a larger and smaller lot.

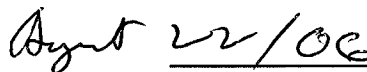
ATTACHMENTS:

ALR Map
Subdivision and Consolidation proposal
Airphoto

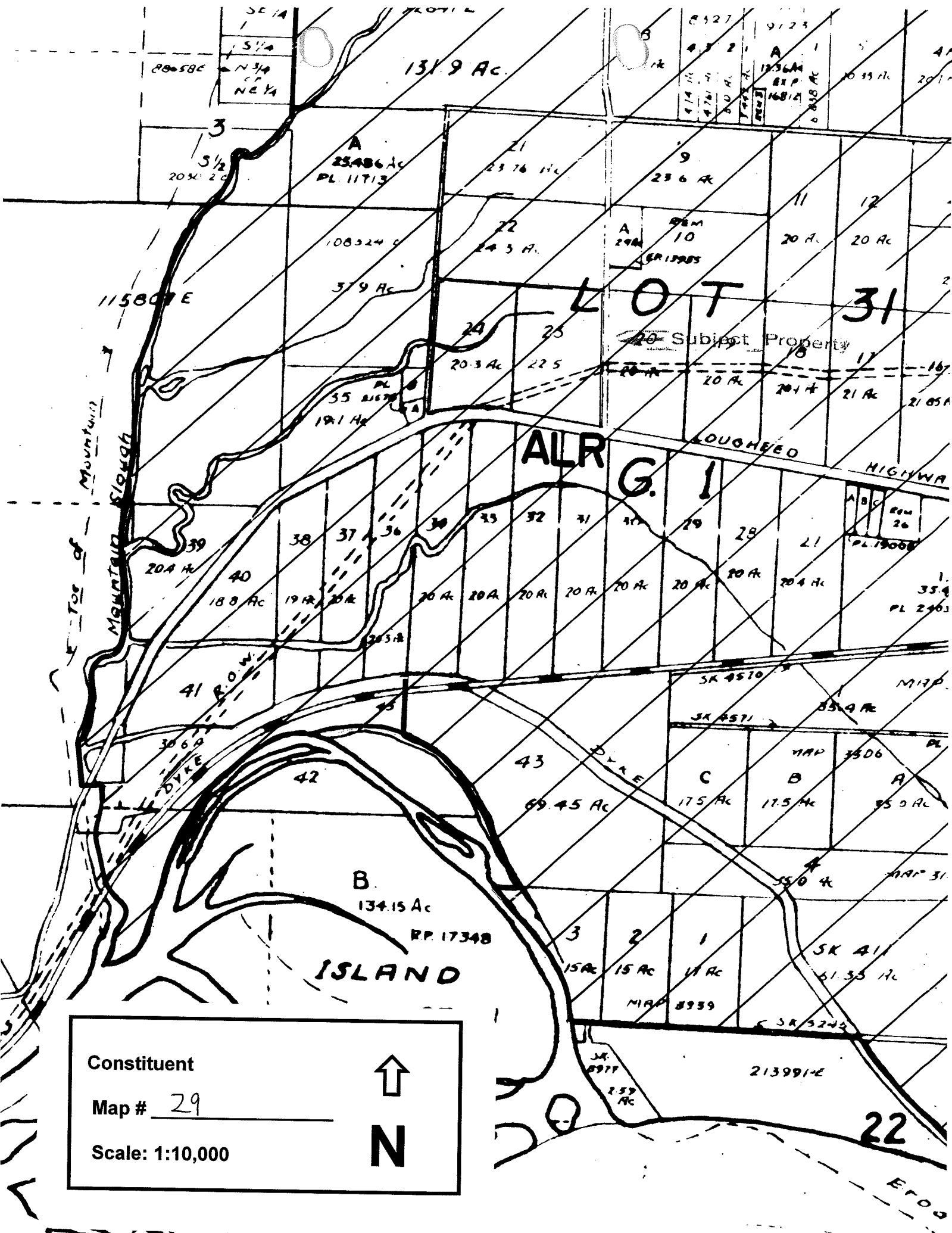
END OF REPORT



Signature



Date



131.9 Ac.

A
25.486 Ac
PL 11713

LOT 31


Subject Property

ALR G. 1

LOUGHEED HIGHWAY

B
134.15 Ac
RP 17348

ISLAND

Constituent	 N
Map # <u>29</u>	
Scale: 1:10,000	