



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

COPY

November 20, 2007

Reply to the attention of Jennifer Carson
ALC File: MM-36796

Bruce & Donna Kraakman
39158 Lougheed Highway
Deroche, BC
V0M 1G0

Dear Mr. and Mrs. Kraakman:

Re: Application to Subdivide land in the Agricultural Land Reserve

Please find attached the Minutes of Resolution # 593/2007 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.

Please send two (2) paper prints of the final survey plans to this office. When the Commission confirms that the subdivision is consistent with the intent of its decision, the Commission will authorize the Registrar of Land Titles to accept registration of the plan.

Yours truly,

PROVINCIAL AGRICULTURAL LAND COMMISSION

Per:


Erik Karlsen, Chair

cc: Fraser Valley Regional District (3015-20-2005-03)

Enclosure: Minutes/Sketch Plan



MINUTES OF THE PROVINCIAL AGRICULTURAL LAND COMMISSION

A meeting was held by the Provincial Agricultural Land Commission on November 7, 2007 at the offices of the Commission located at #133 – 4940 Canada Way, Burnaby, B.C.

PRESENT:	Sylvia Pranger	Chair, South Coast Panel
	Michael Bose	Commissioner
	John Tomlinson	Commissioner
	Tony Pellett	Staff
	Ron Wallace	Staff
	Jennifer Carson	Staff

For Consideration

Application: # MM- 36796
Applicant: Bruce & Walter Kraakman
Proposal: Reconsideration: To create a boundary adjustment between three (3) parcels for the benefit of the farm unit as the barn would then be on one parcel. The number of properties would remain the same, however, the property sizes would change from 4.0 ha, 8.1 ha and 21.8 ha to 4.0 ha, 12.1 ha and 17.8 ha.

Legal:

1. PID: 009-790-934
Lot A, Section 34, Township 20, New Westminister District, Plan 13252
2. PID: 009-791-001
Lot B, Section 34, Township 20, New Westminister District, Plan 13252
3. PID: 009-385-134
Parcel A, South 1/2, Section 34, Township 20, Reference Plan 3584, New Westminister District, Except Firstly: Parcel B (Reference Plan 6967) Secondly: Parcel One (Reference Plan 7205)

Location: 38820 and 39158 Lougheed Highway, Nicomen Island

Site Inspection

A site inspection was conducted on November 7, 2007. Those in attendance were:

- Sylvia Pranger Chair, South Coast Panel
- Michael Bose Commissioner
- John Tomlinson Commissioner
- Tony Pellett Staff
- Ron Wallace Staff
- Jennifer Carson Staff

The Commissioners viewed the property and the proposal and understood that this boundary adjustment would allow the barn to be on one title.

Context

The proposal was weighed against the purposes of the Commission as stipulated in section 6 of the *Agricultural Land Commission Act* (the "Act"). They are:

1. to preserve agricultural land
2. to encourage farming on agricultural land in collaboration with other communities of interest, and
3. to encourage local governments, first nations, the government and its agents to enable and accommodate farm use of agricultural land and uses compatible with agriculture in their plans, bylaws and policies.

Discussion

Assessment of Agricultural Capability

In assessing agricultural capability, the Commission refers in part to agricultural capability mapping and ratings. The ratings are interpreted using the Canada Land Inventory (CLI), 'Soil Capability Classification for Agriculture' system, or the BC Land Inventory (BCLI), 'Land Capability Classification for Agriculture in B.C.' system.

The improved agricultural capability of the soil of the subject properties are

Class 2 – Land in this class has minor limitations that require good ongoing management practices or slightly restrict the range of crops, or both.

Class 3 – Land in this class has limitations that require moderately intensive management practices or moderately restrict the range of crops, or both.

Subclasses

T topography
W excess water

Assessment of Agricultural Suitability

The Commission assessed whether the external factors such as encroaching non-farm development have caused or will cause the land to become unsuitable for agriculture. The Commission does not believe that there are external factors that render the land unsuitable for agricultural use.

Assessment of Impact on Agriculture

The Commission also assessed the impact of the proposal against the long term goal of preserving agricultural land. The Commissioners believe that this proposed boundary adjustment would be beneficial to agriculture as it allows the barn to be on one parcel. The Commission believes the proposal would not adversely impact existing or potential agricultural use of surrounding lands.

Conclusions

1. That the land under application has agricultural capability and is appropriately designated as ALR.
2. That the land under application is suitable for agricultural use.
3. That the proposal will not adversely impact agriculture.
4. That the proposal is consistent with the objective of the *Agricultural Land Commission Act* to preserve agricultural land.

IT WAS

MOVED BY: Commissioner Tomlinson

SECONDED BY: Commissioner Bose

THAT the application be allowed.

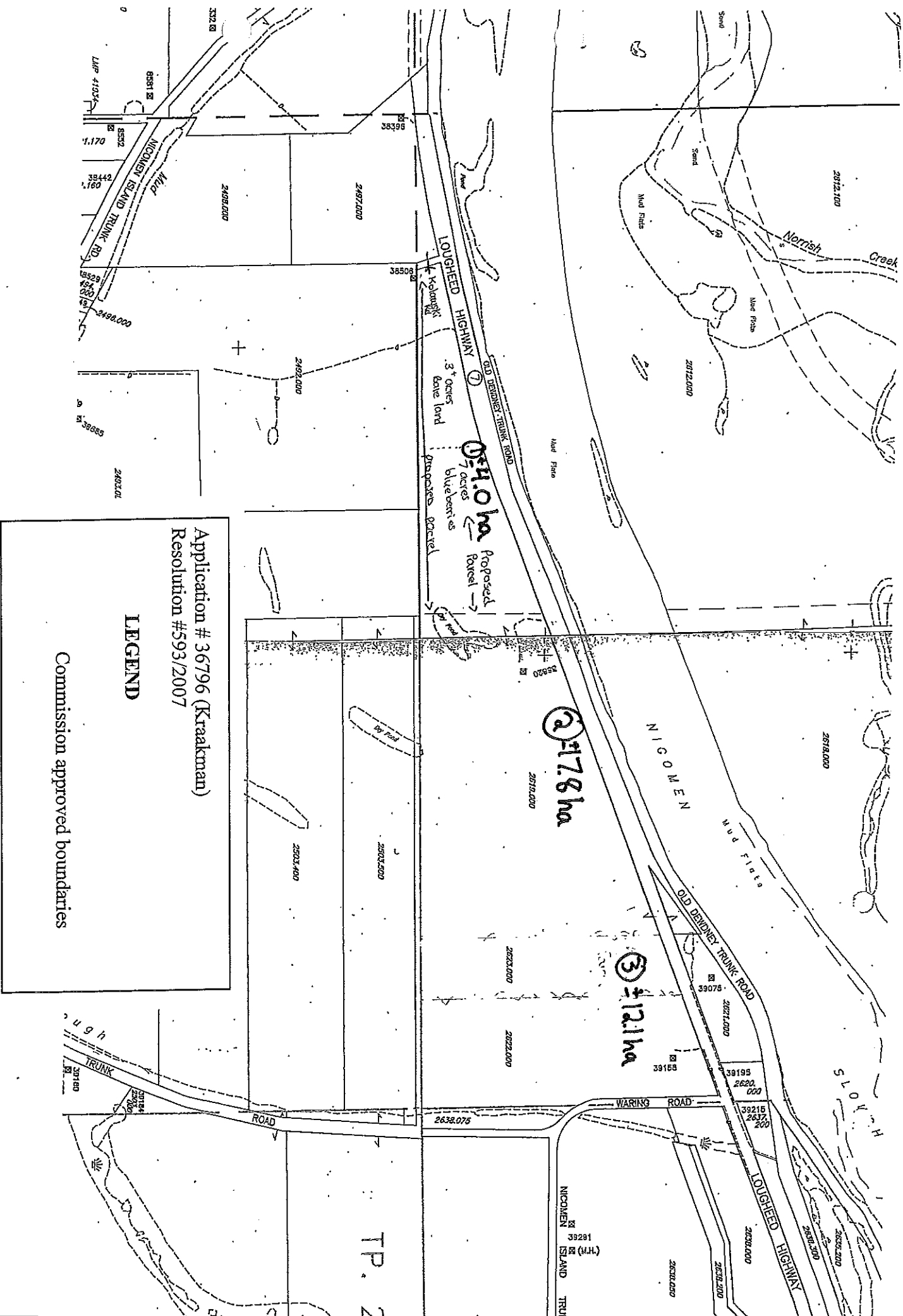
AND THAT the approval is subject to the following conditions:

- the subdivision be in substantial compliance with the plan submitted with the application
- the subdivision must be completed within three (3) years from the date of this decision.

This decision does not relieve the owner or occupier of the responsibility to comply 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.

CARRIED

Resolution # 593/2007



Application # 36796 (Kraakman)
 Resolution #593/2007

LEGEND

Commission approved boundaries

Proposed Parcel →
 4.0 ha
 7 acres
 blueberries
 proposed gravel
 3+ acres
 bare land
 Kolanok

217.8 ha

3 12.1 ha

TP. 2

Staff Report 2
Application # MM – 36796
Applicant: Quo Vadis Dairy Farm Ltd.,
Bruce Kraakman & Walter Kraakman

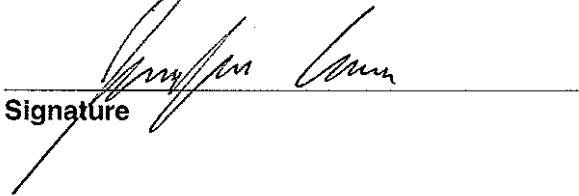
Commission Staff received this amendment to the original application.

ATTACHMENTS:

1. Staff Report (3 pages)
2. Decision Letter (3 pages)
3. Letter from applicant
4. Copy of letter to Ministry of Transportation (2 pages)
5. Sketch of proposal

END OF REPORT

Signature



Date

Oct. 26, 2007