



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

January 30, 2007

Reply to the attention of Terra Kaethler
ALC File: #MM-36812

Fraserdyke Farms Ltd.
11310 Gill Road
Rosedale, BC V0X 1X0

Dear Mr. Treur:

Re: Application to Subdivide land in the Agricultural Land Reserve

Please find attached the Minutes of Resolution # 667/2006 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.

Yours truly,

PROVINCIAL AGRICULTURAL LAND COMMISSION

Per:

Erik Karlsen, Chair

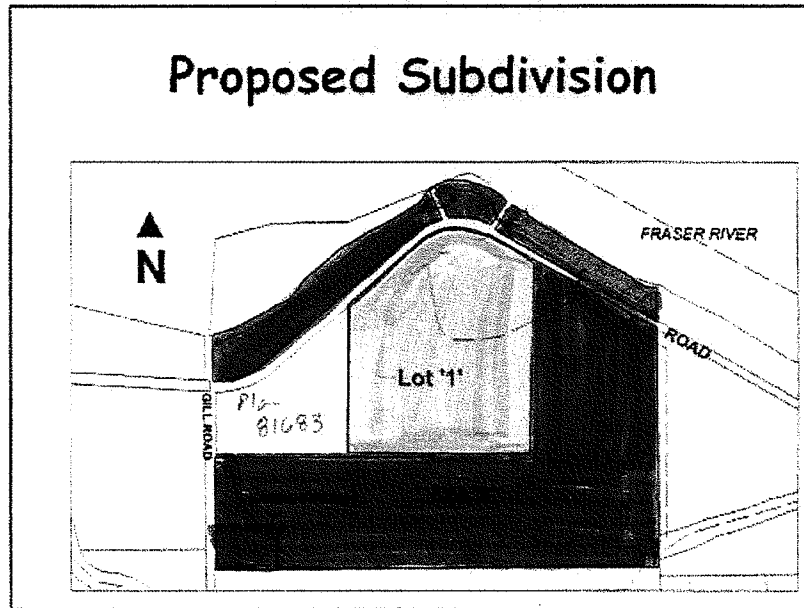
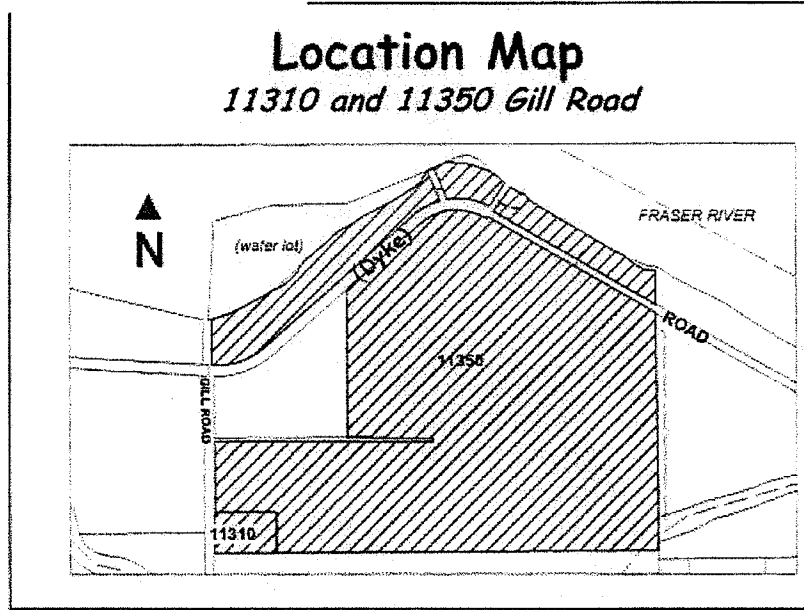
.cc: Reinier Treur - 735 Tuyttens Rd, Agassiz, BC, V0M 1A2
Johannes Arie Treur - 9520 Gibson Road, Chilliwack, BC, V2P 6H4
Fraserdyke Farms Ltd. - #200 - 45668 Storey Avenue, Chilliwack, BC, V2R 3E4
City of Chilliwack (#3370-20 (ALR00147))

Enclosure: Minutes/Sketch Plan

TK/lv/36812d2.

 Approved location of 11.7 ha lot

 Approved location of 28.7 ha lot





MINUTES OF THE PROVINCIAL AGRICULTURAL LAND COMMISSION

A meeting was held by the Provincial Agricultural Land Commission on December 20, 2006 in Langley, B.C.

PRESENT:	Erik Karlsen	Chair
	Sylvia Pranger	Vice Chair
	Lorne Seitz	Commissioner
	John Tomlinson	Commissioner
	Mike Bose	Commissioner
	Tony Pellett	Staff
	Terra Kaethler	Staff

For Consideration

Application: # MM- 36812
Applicant: Fraserdyke Farms Ltd.
Proposal: To adjust the boundary between a 0.809 ha lot and a 39.7 ha lot to create an 11.7 ha lot and a 28.7 ha lot. The 11.7 ha lot would be sold to the brother of the current owner to grow field crops.
Legal: PID: 025-507-338
Lot 2, District Lot 470, New Westminster District Group 2, Plan BCP826
Location: Gill Road

Site Inspection

A site inspection was conducted on August 30, 2006. Those in attendance were:

- Erik Karlsen, John Tomlinson, Sue Irvine, Lorne Seitz – ALC Commissioners
- Gordon Bednard, Tony Pellett – ALC Staff
- Reinier, Johannes and Johannes Arie Treur – Applicants

Discussion

While the Commission considered it may be desirable to consolidate the 0.8 ha parcel with the rest of the farm, the Commission was reluctant to approve the reduction in size of the principal farm parcel from 40 ha to 29 ha if there were any other available options to resolve the current needs of the applicants. The Commission appreciated that the applicants indicated their intention to register a first right of refusal against the title of the smaller parcel in favour of the owners of the larger parcel. The Commission urged the applicants to contact their financial institution to pursue corporate options in lieu of subdivision, and to advise the Commission accordingly.

The applicants have responded and have investigated other options, but were not able to find an alternative to the proposal.

As the proposal would create two parcels large enough for significant agricultural activity to continue, and are consistent with the surrounding agricultural lot size, the Commission determined that it would have little impact on farm activities and found no objection to the proposal.

Resolution # 667/2006
Application # MM-36812

IT WAS

MOVED BY: Commissioner Karlsen
SECONDED BY: Commissioner Tomlinson

THAT the application be approved, subject to the following conditions:

- the preparation of a subdivision plan to be in substantial compliance with the plan submitted with the application
- AND THAT the approval is granted to the applicant only and is valid for three (3) years from the date of this decision. The subdivision must be completed within this time frame.

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 # 667/2006



Staff Report
Application # MM – 36812
Applicant: Fraserdyke Farms Ltd.

DATE PREPARED: August 16, 2006

TO: Chair and Commissioners – South Coast Panel

FROM: Gordon Bednard, Regional Research Officer

PROPOSAL: Adjust the boundary between a 0.809ha lot and a 39.7ha lot to create an 11.7ha lot and a 28.7ha lot. The 11.7 ha lot would be sold to the brother of the current owner for field crops. The Larger lot would continue to grow fodder for the existing dairy operation.

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

BACKGROUND INFORMATION:

Local Government:

City of Chilliwack

Legal Description of Properties:

1. PID: 025-507-338
Lot 2, District Lot 470, New Westminster District Group 2, Plan BCP826
2. PID: 025-507-320
Lot 1, District Lot 470, New Westminster District Group 2, Plan BCP826

Purchase Dates (m/d/y):

09/02/2003 to 09/08/2003

Location of Properties:

11310 and 11350 Gill Road, Chilliwack

Size of Properties: (total)

40.4 ha (both properties are entirely in the ALR)

Present use of the Property:

crops and dairy, one residence

Surrounding Land Uses:

WEST: dairy

SOUTH: greenhouse
EAST: hey field
NORTH: river, greenhouses

Agricultural Capability:

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

Official Community Plan and Designation:

OCP 1998

Zoning Bylaw and Designation:

Bylaw No. 2800, 2001
designation: agricultural lowland
Min Lot Size: 0.5ha

PREVIOUS APPLICATIONS:
NONE

LOCAL GOVERNMENT RECOMMENDATIONS/COMMENTS:

Forwarded with support.

STAFF COMMENTS:

The proposed lot configuration creates a few challenges to agriculture which the Commission may wish to discuss with the owners: a) access to proposed Lot 1 would be off Gill Road which necessitates use of an existing 6m wide public lane; b) the proposed lot configuration may lead to difficulties accessing the area of the larger Lot 2 across Dyke Road, and creates an unfortunate lot configuration which may be less than optimal for efficient land use; 3) the present lot configuration was created by boundary adjustment (without reference to the Commission) which was registered in 2002. That registration consolidated a property across Dyke Road with the present Lot 2.

Staff has concerns regarding the proposed lot configuration and feels that the present configuration would be better for agricultural use. At the same time, the overall sizes of the proposed properties are consistent with surrounding agricultural lots.

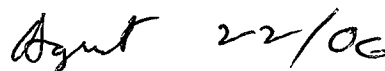
ATTACHMENTS:

ALR map
Map of present and proposed lot configuration
Airphoto

END OF REPORT



Signature



Date