



**Agricultural Land Commission**  
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June 5, 2007

Reply to the attention of Jennifer Carson  
ALC File: #MM - 37072

Roger and Julie Huitema  
8025 Gibson Road  
Chilliwack, BC  
V4Z 1J6

Dear Mr. Huitema:

**Re: Application to Subdivide land in the Agricultural Land Reserve**

Please find attached the Minutes of Resolution # 85/2007 outlining the Commission's decision as it relates to the above noted application.

Yours truly,

PROVINCIAL AGRICULTURAL LAND COMMISSION

Per:

A handwritten signature in black ink, appearing to read 'E. Karlsen', written over a white background.

Erik Karlsen, Chair

cc: City of Chilliwack (#3370-20ALR00157)  
Wilhelmina Huitema, 8101 Gibson Road, Chilliwack, BC, V4Z 1J6

Enclosure: Minutes/Sketch

JC/lv  
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## MINUTES OF THE PROVINCIAL AGRICULTURAL LAND COMMISSION

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**A meeting was held by the Provincial Agricultural Land Commission on May 22, 2007 in Chilliwack, B.C.**

<b>PRESENT:</b>	Sylvia Pranger	Chair, South Coast Panel
	Michael Bose	Commissioner
	Erik Karlsen	Commissioner
	Tony Pellett	Staff
	Jennifer Carson	Staff

### **For Consideration**

Application: # MM - 37072  
Applicant: Roger and Julie Huitema  
Proposal: To subdivide in order to adjust the boundary between a 0.8 ha lot and a 5.9 ha lot to create one (1) 1.2 ha lot and one (1) 5.5 ha lot.  
Legal: PID: 024-742-091  
Lot 2, Section 27, Township 26, New Westminster District, Plan LMP44698  
Location: 8025 Gibson Road and 8101 Gibson Road

### **Site Inspection**

A site inspection was conducted on Wednesday, February 21, 2007. Those in attendance were:

- Sylvia Pranger Chair, South Coast Panel
- Michael Bose Commissioner
- John Tomlinson Commissioner
- Terra Kaethler Staff
- Tony Pellett Staff
- Jennifer Carson Staff
- Roger Huitema Applicant

Mr. Huitema met with the Commissioners and staff on his property. Presently there is no house on the property; however, Mr. Huitema plans to move there with his family. His mother who was on vacation owns the parent parcel from which Mr. Huitema is planning to expand his property. Mr. Huitema would like to have a tree nursery on the property which is why he has wanted to make the property larger. The Commissioners were concerned that his next door neighbor (also from the same parent parcel) would want to do the same and so asked Mr. Huitema if he would be willing to purchase the extra 0.4 ha behind the neighbor's property. Mr. Huitema mentioned that he would have to speak with his mother about this, however, he was not against the proposed alternate boundary adjustment.

Mr. Huitema confirmed that the staff report dated January 31, 2007 was received and no errors were identified.

Following this site visit the Commission received a letter from Wilhelmina Huitema indicating that she created an 80 acre parcel out of two properties in order to save the farmland when she was forced to sell it. Mrs. Huitema also indicated that the lots were created as such in order to allow the farmers in the area to retain control over the ditches which may have been difficult if a non-farmer purchased the property. Mrs. Huitema also indicated that she does

not want her son to purchase another 0.4 ha. Behind the other property as she wants to keep this area with her larger parcel to ensure that it is a viable piece of farmland.

## **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 ratings for the agricultural capability of the subject property 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

D      undesirable soil structure                      W      excess water

Organic Soils - Organic soils are grouped into seven classes, designated as O1 to O7. The organic soil class definitions are equivalent in terms of their relative capabilities and limitations for agricultural use to those defined for mineral soil.

#### Subclasses

L      degree of decomposition – permeability                      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 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 Commission believes the proposal would positively 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. It is noted that there will be no net increase in land registry parcels as a result of this subdivision.

**IT WAS**

**MOVED BY:** Commissioner Pranger

**SECONDED BY:** Commissioner Bose

THAT the application be allowed with conditions.

The Commissions approval of the proposed subdivision 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.
- 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.

**CARRIED**

**Resolution # 85/2007**



**Staff Report**  
**Application # MM – 37072**  
**Applicant: Roger and Julie Huitema**

**DATE PREPARED:** May 3, 2007

**TO:** Chair and Commissioners – South Coast Panel

**FROM:** Jennifer Carson, Land Use Planner

**PROPOSAL:** To adjust the boundary between a 0.8 ha lot and a 5.9 ha lot to create one (1) 1.2 ha lot and one (1) 5.5 ha lot. The boundary adjustment is proposed to make the smaller property more suitable for agriculture without detracting from the larger property's agricultural capability. This application is made pursuant to section 21(2) of the *Agricultural Land Commission Act*.

**BACKGROUND INFORMATION:**

Commissioners met with Mr. Roger Huitema on the subject property on Wednesday, February 21, 2007. As a result of this meeting, the Commission made the following resolution (# 85/2007)

**IT WAS**

**MOVED BY:** Commissioner Pranger

**SECONDED BY:** Commissioner Bose

THAT the application be refused as submitted.

If the applicant is interested in pursuing the application further it is imperative that the following information be submitted:

- Mrs. Huitema's signature be sent to the ALC in order to satisfy the requirement of having all owners appearing on the Certificate of Title.
- Mrs. Huitema agree to the alternative plan made by the Commissioners on the site visit to increase her son's lot by 0.8 ha instead of 0.4 ha and in doing so reduce her lot by the same area.

**CARRIED**

On April 26, 2007, the Commission received a letter from Mrs. Wilhelmina Huitema, the applicant's mother who owns the parent parcel. In her letter dated April 10, 2007, Mrs. Huitema states that she is not in favour of increasing her son's property size as was suggested by the Commission.

**ATTACHMENTS:**

1. Letter from Mrs. Wilhelmina Huitema

**END OF REPORT**

Signature

Date



