



Agricultural Land Commission
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June 19, 2007

Reply to the attention of Jennifer Carson
ALC File: #MM - 37322

Barry Mclean
SSC Ventures (No. 55) Ltd
PO Box 193
Aldergrove, BC V4W 2T8

Dear Mr. Mclean:

Re: Application to Subdivide land in the Agricultural Land Reserve

Please find attached the Minutes of Resolution # 258/2007 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:

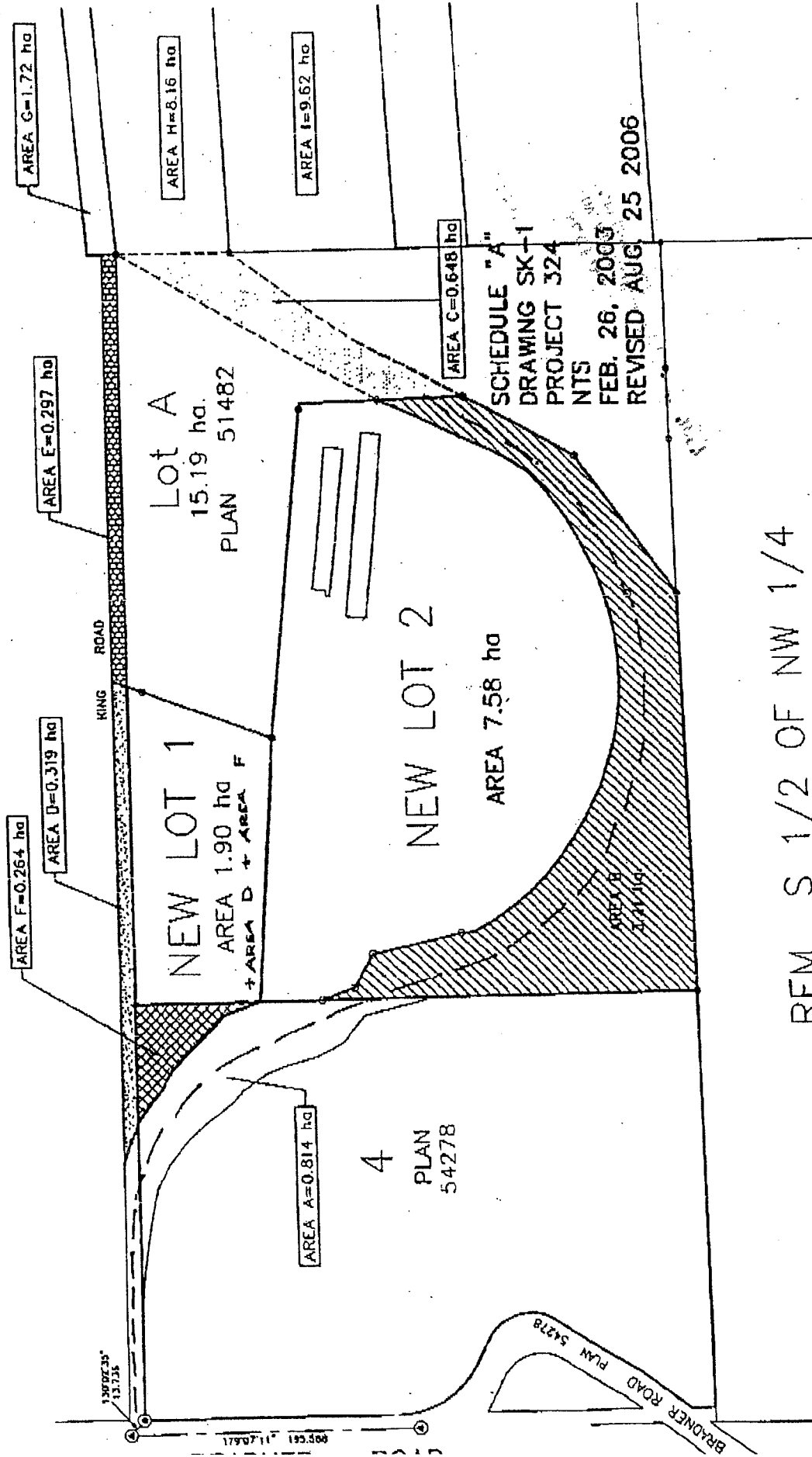
Erik Karlsen, Chair

cc: City of Abbotsford (#3040-20/A07-001)

Enclosure: Minutes/Sketch Plan

SCHEDULE "A"
(Proposal)

PROVINCIAL AGRICULTURAL LAND COMMISSION
Application #MM - 37322
Resolution # 258/2007



REM S 1/2 OF NW 1/4

RE



MINUTES OF THE PROVINCIAL AGRICULTURAL LAND COMMISSION

A meeting was held by the Provincial Agricultural Land Commission on May 23, 2007 in Abbotsford, B.C.

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

For Consideration

Application: # MM - 37322
Applicant: SSC Ventures (No. 55) Ltd
Proposal: To subdivide the 12.7 ha subject property to create two new lots of 1.9 ha and 7.6 ha from the existing parcel with the remaining 3.2 ha to be consolidated with the adjacent property to create a parcel of 15.2 ha.
Legal: PID: 004-938-151
Lot 2, New Westminster District, Except Part Subdivided by Plan BCP5852, Section 10, Township 13, Plan 51482
Location: 1590 Bradner Road

Site Inspection

A site inspection was conducted on May 23, 2007. Those in attendance were:

- Sylvia Pranger Chair, South Coast Panel
- Michael Bose Commissioner
- Erik Karlsen Commissioner
- Tony Pellett Staff
- Jennifer Carson Staff
- Barry Mclean Applicant
- Alan Mclean Brother of applicant

The Commissioners and Staff met with the applicant Barry Mclean and his brother Alan Mclean to discuss the subdivision application. Barry Mclean discussed the basics of the subdivision in that the proposed boundary along Pepin Brook, which has an extensive wetland area surrounding both sides, was a natural boundary between the proposed parcels. The brook and wetlands provide fish habitat.

Barry Mclean confirmed that the staff report dated May 9, 2007 was received and no errors were identified.

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 ratings of the soil of the subject property are:

- Class 3 – Land in this class has limitations that require moderately intensive management practices or moderately restrict the range of crops, or both.
- Class 4 – Land in this class has limitations that require special management practices or severely restrict the range of crops, or both.
- Class 5 – Land in this class has limitations that restrict its capability to producing perennial forage crops or other specially adapted crops.
- Class 7 – Land in this class has no capability for arable or sustained natural grazing

Subclasses

- D undesirable soil structure
- T topography
- 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. Because the Commission has previously (under Application #34010) approved the King Road extension as a major arterial highway, and also because Pepin Brook is an important fish habitat, it would be difficult to manage a single farm across the creek. The proposed alignment of farm boundaries along the creek is therefore appropriate in relation to practical farm operations.

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 Pranger
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 # 258/2007



Staff Report
Application # MM – 37322
Applicant: SSC Ventures (No. 55) Ltd

DATE RECEIVED: March 30, 2007

DATE PREPARED: May 9, 2007

TO: Chair and Commissioners – South Coast Panel

FROM: Jennifer Carson, Land Use Planner

PROPOSAL: To subdivide the 12.7 ha subject property to create two new lots of 1.9 ha and 7.6 ha from the existing parcel with the remaining 3.2 ha to be consolidated with the adjacent property to create a parcel of 15.2 ha. This application is made pursuant to section 21(2) of the *Agricultural Land Commission Act*.

BACKGROUND INFORMATION:

The applicant wrote the following on the application proposal:
"Following lot line adjustments from the realignment of King Road, the existing parcel comprises two distinct areas. The two areas are separated from each other by an extensive, wide wetland straddling Pepin Brook, making it impractical to connect the two areas by [an] on-site road. In addition, the upland to the west is 26 meters higher in elevation than the eastern portion containing the chicken barns. As a result of these two factors, travel between the two areas can only be by a public road. The proposal also relieves the chicken farm operation of the encumbrance of a portion of the unusable wet land, which is partly allocated to New Lot 1. For the above reasons, we request that the two lots be created to recognize their separate physical nature, and to maintain the viability of the chicken farm operation."

Local Government:

City of Abbotsford

Legal Description of Property:

PID: 004-938-151
Lot 2, New Westminster District, Except Part Subdivided by Plan BCP5852, Section 10, Township 13, Plan 51482

Purchase Date:

March 2004

Location of Property:

1590 Bradner Road

Size of Property:

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

Present use of the Property:

Two large chicken barns, remainder of useable land was bush and unused field and wetlands.

Surrounding Land Uses:

WEST: Farm - chickens, ducks, geese
SOUTH: Wetland/gravel extraction
EAST: Gravel extraction/future agricultural
NORTH: Farm and wetland

Agricultural Capability:

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

Official Community Plan and Designation:

Designation: Agricultural

Zoning Bylaw and Designation:

Zoning: Bylaw No. (1996)
Designation: Agricultural One (A1) Zone
Minimum Lot Size: 8.0 ha

PREVIOUS APPLICATIONS:

Application #34010-0

Applicant: District of Abbotsford
Decision Date: November 02, 2001
Proposal: To subdivide the approximately 19.7 ha parcel and the 10.1 ha parcel into: one 3 ha parcel for 'passive park purposes', one 20 ha parcel and one approximately 9.5 ha parcel.
Decision: Tabled pending a more detailed study of alignment options in relation to the transportation planning work done from 1980 to the present.

Application #34010-1

Applicant: District of Abbotsford
Decision Date: November 28, 2002
Proposal: The request for reconsideration is based on the existence of an aggregate wash plant located in the north east corner of Lot 2, Plan 51482, which is being used in conjunction with a Commission approved extraction operation taking place on the property located directly adjacent to the east.
Decision: Allowed subject to redesign of road so as to coordinate with planning by Ministry of Transportation. Also allow aggregate wash plant subject to rehabilitation.

Application #01687-0

Applicant: Conway, Don
Decision Date: November 10, 1977
Proposal: To legally establish by gazette the existing road through the westerly 12 ha of the subject property. Subdivision of a 0.3 ha lot was also requested.

Decision: Allowed.

Application #10108-0

Applicant: Spencer, Ned
Decision Date: June 03, 1980
Proposal: Extraction of 500,000 cubic meters gravel.
Decision: Allowed with conditions.

RELEVANT APPLICATIONS:

Application #24152-0

Applicant: Kish, Louis & John
Decision Date: July 24, 1990
Proposal: Subdivide into as 2 parcels severed by the new Bradner Road alignment. Lots are approx. 2.9 and 27.8 ha in area.
Decision: Refused as submitted but would consider if the smaller lot was consolidated with an adjacent parcel.

LOCAL GOVERNMENT RECOMMENDATIONS/COMMENTS:

Council:

City of Abbotsford Council forwarded the application with a recommendation of support.

STAFF COMMENTS:

It is recommended that the Commission consider the following:

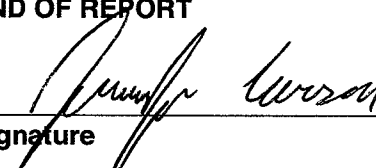
- A site visit will help to whether or not this subdivision proposal will have an adverse impact on agriculture. To view the wetland which has been presented as a natural barrier will be of benefit to the Commission.

ATTACHMENTS:

1. Base Map
2. Agricultural Capability Map
3. Aerial Photograph
4. Sketch of proposal and explanation of proposal (2 pages)

END OF REPORT

Signature



Date

May 10, 2007