



**Agricultural Land Commission**  
133-4940 Canada Way  
Burnaby, British Columbia V5G 4K6  
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September 28, 2007

Reply to the attention of Jennifer Carson  
ALC File: MM-37552

Deborah Hughes  
5770 Extrom Road  
Chilliwack, BC V2R4S7

Dear Ms. Hughes:

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

Please find attached the Minutes of Resolution # 493/2007 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 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

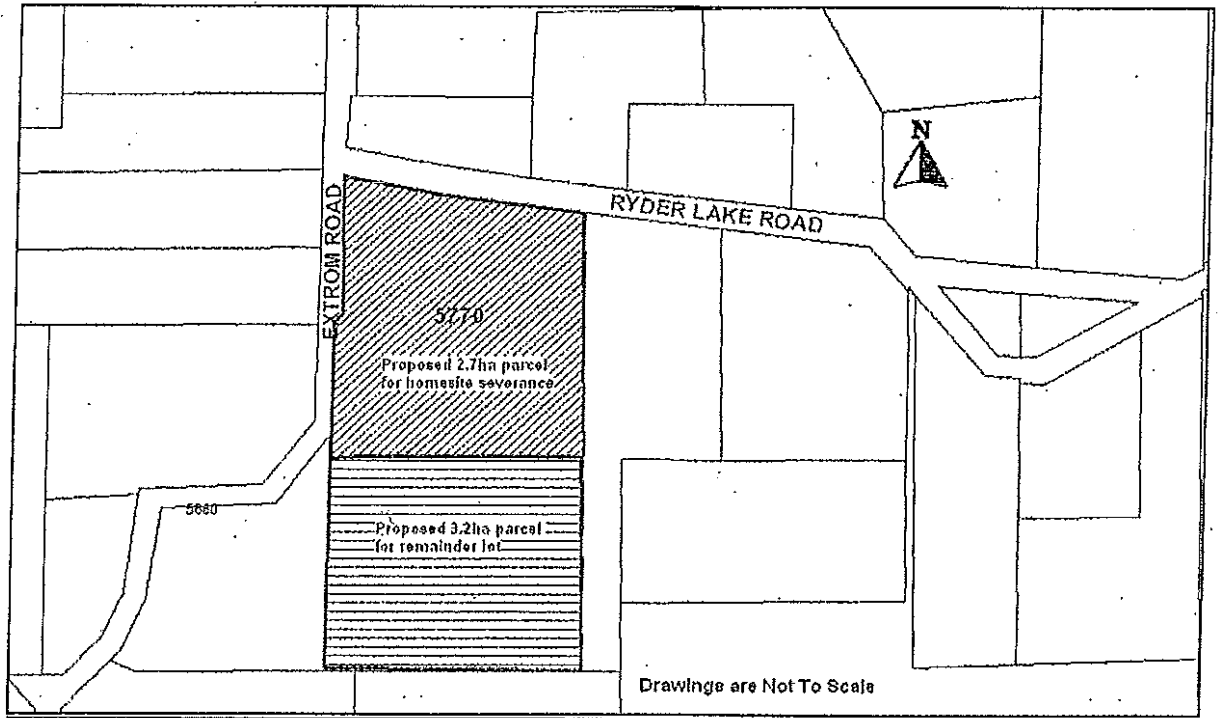
Per: 

Erik Karlsen, Chair

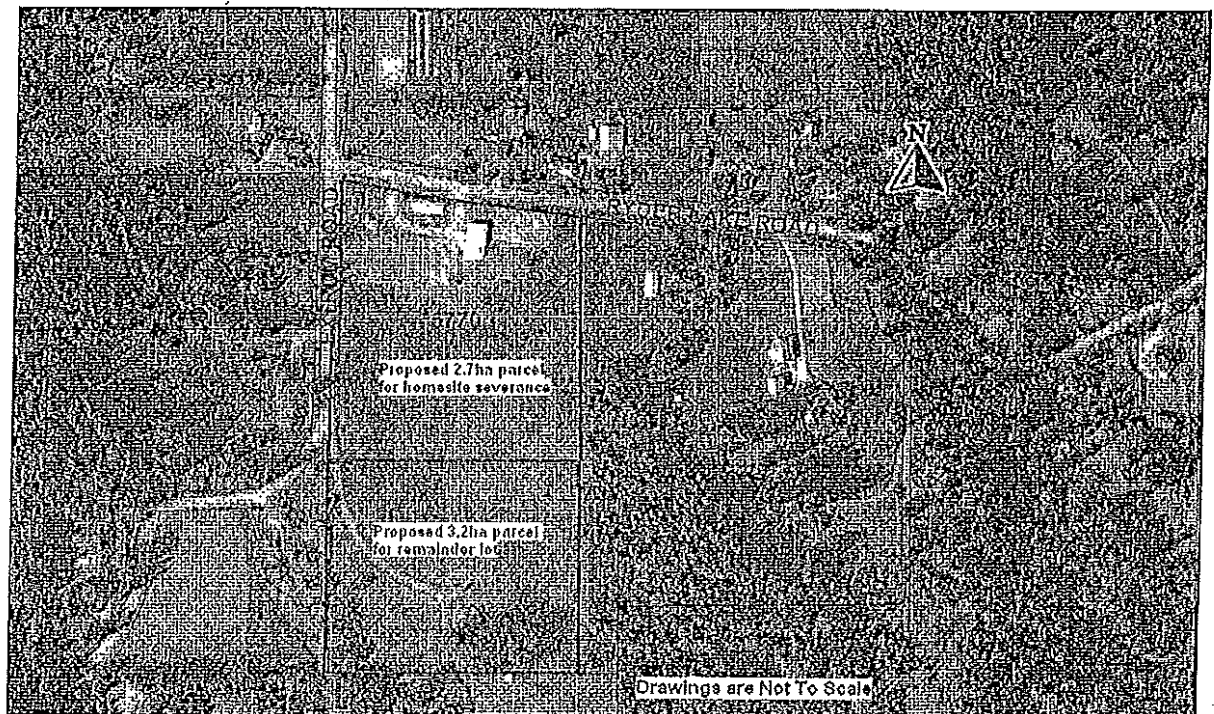
cc: City of Chilliwack (3370-20 (ALR00173))

Enclosure: Minutes/Sketch Plan

JC/37552d1



LOCATION MAP



ORTHO MAP



## MINUTES OF THE PROVINCIAL AGRICULTURAL LAND COMMISSION

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**A meeting was held by the Provincial Agricultural Land Commission on September 24, 2007 in Surrey, B.C.**

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

### **For Consideration**

Application: # MM- 37552  
Applicant: George Hill  
Agent: Deborah Hughes  
Proposal: The proposal is to subdivide a 2.7 ha lot from the subject property under homesite severance for the owner's daughter. The remainder lot would be 3.2 ha  
Legal: PID: 013-510-738  
Parcel C, West 1/2 of the West 1/4, Section 10, Township 26, Reference Plan 1972, New Westminster District  
Location: 5770 Extrom Road, Chilliwack

### **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**

Since 1974, the Commission has indicated its willingness to exclude the Ryder Lake area in order to provide Chilliwack a clear alternative to further non-farm development of the lowland ALR areas. The Commission has suggested that it would prefer not to approve interim development if designed in such a way as to frustrate future more intensive development. The City has addressed this question and has affirmed that in this particular case neither the proposed non-standard homesite severance nor a more standard minimum-size homesite would have a negative impact on future, more intensive development potential. Furthermore, the Commission requests that a block application for the properties in the Ryder Lake area be forthcoming.

### **Conclusions**

The Commission has allowed other subdivisions in the area because it had previously given assent to the exclusion of the Ryder Lake area from the ALR for urban development.

### **IT WAS**

**MOVED BY:** Commissioner Bose

**SECONDED BY:** Commissioner Tomlinson

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 # 493/2007**



**Staff Report**  
**Application # MM – 37552**  
**Applicant: George Hill**  
**Agent: Deborah Hughes**

**DATE RECEIVED:** July 13, 2007

**DATE PREPARED:** September 5, 2007

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

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

**PROPOSAL:** Subdivision for a Relative: The proposal is to subdivide a 2.7 ha lot from the subject property under homesite severance for the owner's daughter. The remainder lot would be 3.2 ha. This application is made pursuant to section 21(2) of the *Agricultural Land Commission Act*.

**BACKGROUND INFORMATION:**

Since 1974, the Commission has indicated its willingness to exclude the Ryder Lake area in order to provide Chilliwack a clear alternative to further non-farm development of the lowland ALR areas. The Commission has suggested that it would prefer not to approve interim development if designed in such a way as to frustrate future more intensive development. The City has addressed this question and has affirmed that in this particular case neither the proposed non-standard homesite severance nor a more standard minimum-size homesite would have a negative impact on future, more intensive development potential.

**Local Government:**

City of Chilliwack

**Legal Description of Property:**

PID: 013-510-738  
Parcel C, West 1/2 of the West 1/4, Section 10, Township 26, Reference Plan 1972, New Westminster District

**Purchase Date:**

1956

**Location of Property:**

5770 Extrom Road, Chilliwack

**Size of Property:**

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

**Present use of the Property:**

Residential farm, breeding and raising horses

**Surrounding Land Uses:**

**WEST:** Residential farmland, grazing pasture for horses and cattle  
**SOUTH:** Residential farmland, grazing pasture for horses and cattle  
**EAST:** Residential farmland, grazing pasture for horses and cattle  
**NORTH:** Residential farmland, grazing pasture for horses and cattle

**Agricultural Capability:**

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

**Official Community Plan and Designation:**

City of Chilliwack OCP (1998)  
Designation: not available

**Zoning Bylaw and Designation:**

City of Chilliwack Zoning Bylaw No. 2800 (2001)  
Designation: AU (Agricultural Upland Zone)  
Minimum Lot Size: 7.5 ha

**PREVIOUS APPLICATIONS:**

**Application #33504-0**

**Applicant:** Hill, George & Catherine  
**Decision Date:** October 24, 2000  
**Proposal:** Propose to locate a second permanent dwelling to replace a single wide mobile home with addition which recently burnt down on the 6 ha property.  
**Decision:** Allowed as requested.

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**Application #17887-0**

**Applicant:** Hill, George & Catherine  
**Decision Date:** April 27, 1984  
**Proposal:** Proposed to add a deck and mud room to the single wide mobile home being used by the property owners daughter.  
**Decision:** Allowed.

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**RELEVANT APPLICATIONS:**

**Application #32712-0**

**Applicant:** Hill, Arthur & Barbara  
**Decision Date:** July 22, 1999  
**Proposal:** To subdivide 0.8 ha (or a 2 ha) lot from the 9.7 ha subject property under Homesite Severance Policy.  
**Decision:** The Commission allowed either a 2 ha or a 0.8 ha Homesite Severance subject to standard terms and conditions.

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**Application #32736-0**

**Applicant:** Briscoe, Lesley  
**Decision Date:** July 22, 1999  
**Proposal:** Subdivide a one ha lot from the 9 ha subject property.  
**Decision:** The Commission allowed the two lot subdivision because it had previously given assent to the exclusion of the Ryder Lake area from the ALR for urban development.

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**Application #33855-0**

**Applicant:** Dyer, Lucille

**Decision Date:** August 30, 2001

**Proposal:** To subdivide the homesite from the property under the Commission's Homesite Severance Policy. The applicant proposes to subdivide an approximately 1 to 2 hectare homesite parcel.

**Decision:** The Commission approved the subdivision request as proposed with no conditions.

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**Application #35467-0**

**Applicant:** Woods, Richard

**Decision Date:** November 05, 2004

**Proposal:** To subdivide the subject property into one 1 ha lot, one 4 ha lot and a 12.2 ha remainder. The proposed 4 ha lot is predominantly outside the ALR.

**Decision:** Allowed subject to standard Homesite Severance conditions.

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**LOCAL GOVERNMENT RECOMMENDATIONS/COMMENTS:**

**Council:**

Council for the City of Chilliwack forwarded the application with a recommendation of support.

**STAFF COMMENTS:**

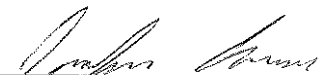
It is recommended that the Commissioners consider the following:

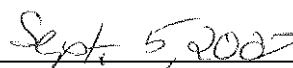
- The improvable agricultural capability of the property is Class 4 with minimal Class 3.
- The Commission has allowed other subdivisions in the area because it had previously given assent to the exclusion of the Ryder Lake area from the ALR for urban development.
- The applicant qualifies for consideration under the *Homesite Severance Policy*.

**ATTACHMENTS:**

1. ALC Context Map
2. Agricultural Capability Map
3. Aerial Photograph

**END OF REPORT**

  
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Signature

  
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Date