



**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

November 24, 2008

Reply to the attention of Ron Wallace  
ALC File: MM-36537

Pieter & Anita de Bruin  
28904 Fraser Highway  
Abbotsford, BC V4X1G8

Dear Sir/Madam:

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

Please find attached the Minutes of Resolution # 725/2008 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:

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

Erik Karlsen, Chair

Enclosure: Minutes/Sketch Plan

cc: City of Abbotsford (3040-20/A05-007)  
Bell & Giuriato, #101 -21616 – 52<sup>nd</sup> Avenue, Langley, BC V2Y 1L7 – Glenn Bell

RW/  
I/36537d2



**A meeting was held by the Provincial Agricultural Land Commission on September 30, 2008 in Langley, B.C.**

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

**For Consideration**

Application: # MM-36537  
Applicant: Pieter & Anita de Bruin  
Agent: Bell & Giuriato  
Proposal: To reconsider this application that was previously approved for the subdivision of a 0.4 ha lot subject to consolidation of the three existing properties. The applicants request reconsideration of the consolidation requirement and to instead create a total of three lots (A, B and C) that would make better use of the property's characteristics. Proposed Lot A is similar to the previously approved parcel. Proposed Lot B improves the use of the existing commercial greenhouse operation by providing it with legal access to Fraser Highway. Proposed Lot C is proposed for residential purposes as it is not useful agricultural land due to its steep topography.

Legal: 1. PID: 024-484-636  
Parcel 3 (Plan 4664), of the North West 1/4, Section 22, Township 13, New Westminster District, Plan 1284, EXCEPT Part in Reference Plan 10509  
2. PID: 024-484-628  
That part of Lot 3, Lying South of the Highway on Plan 4664 of the North West 1/4 of, Section 22, Township 13, New Westminster District, Plan 1284, EXCEPT Part in Reference Plan 10509  
3. PID: 024-484-610  
Lot 6, of the North West 1/4, of Section 22, Township 13, New Westminster District, Plan 1284, EXCEPT Part in Reference Plan 10509

Location: 28904 Fraser Highway, Abbotsford

**Discussion**

The Commissioners reviewed the request by Glenn S. Bell, B.C.L.S. of Bell and Giuriato dated April 14, 2008, which referenced the previous decision to consolidate and re-subdivide the three properties into two lots to allow the creation of a small lot surrounding an existing dwelling. The proposed reconsideration is to instead create a total of three lots (A, B and C) that would make better use of the property's characteristics.

The Commissioners noted that proposed Lot B would contain the existing commercial greenhouse operation; that proposed Lot C has no significant agricultural potential due to its steep topographic limitations; and that proposed Lot A is consistent with its previous decision.

**IT WAS**

**MOVED BY:** Commissioner Bose  
**SECONDED BY:** Commissioner Tomlinson

THAT the reconsideration be approved 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**

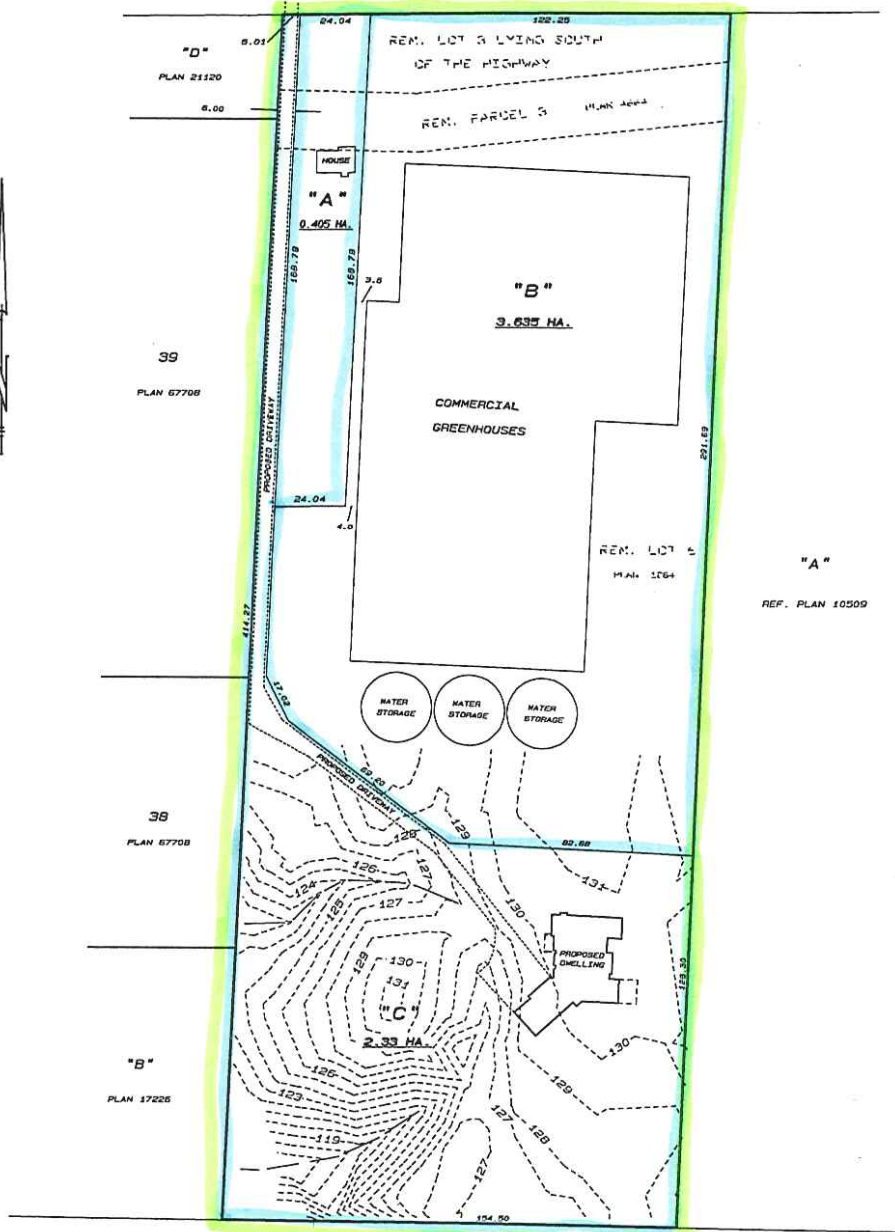
**Resolution # 725/2008**

**PLAN SHOWING THE PROPOSED SUBDIVISION OF PORTIONS  
OF SECTION 22, TOWNSHIP 13, N.W.D.**

SCALE - 1:750  
0 7.5 15 30 45  
All distances are in metres.

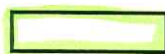
BOOK OF REFERENCE	
LEGAL DESCRIPTION OF PROPERTIES INVOLVED IN THIS SUBDIVISION	
Parcel 3 (Plan 4564) of the N.W. 1/4 of Sec. 22, Tp. 13, New Westminster District, Plan 1284, EXCEPT: Part in Reference Plan 10509.	
That part of Lot 3 lying South of the Highway on Plan 4984 of the N.W. 1/4 of Sec. 22, Tp. 13, New Westminster District, Plan 1284, EXCEPT: Part in Reference Plan 10509.	
Lot 6 of the N.W. 1/4 of Sec. 22, Tp. 13, New Westminster District, Plan 1284, EXCEPT: Part in Reference Plan 10509.	

FRASER HIGHWAY



**Provincial Agricultural Land Commission  
Application #MM-36537  
Resolution #725/2008**

BELL G GIUBIATO  
PROFESSIONAL LAND SURVEYOR  
2101 - 2515 - 5000 AVENUE  
Langley, B.C. V0V 1L7  
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Cell: 616 529-0362

-  Subject property
-  Lots approved for subdivision in the ALR