



**Agricultural Land Commission**  
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Burnaby, British Columbia V5G 4K6  
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March 28, 2008

Reply to the attention of Ron Wallace  
ALC File: MM-37826

Robert and Sherry Moseanko  
5280 Solway Road  
Chilliwack, BC V4Z1G4

Dear Sir/Madam:

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

Please find attached the Minutes of Resolution # 89/2008 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 'Erik Karlsen', written over a horizontal line.

Erik Karlsen, Chair

cc: City of Chilliwack (ALR00172)

Enclosure: Minutes



## 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 agricultural capability of the soil of the subject property is

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

R shallow soil / bedrock outcroppings  
T topography

### **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 has allowed previous applications for subdivision in this area based on the lower capabilities for agriculture due mostly to steep topography and based on the policy of supporting subdivision within the parameters of the existing zoning. It was noted that the proposed subdivision is consistent with the existing zoning as each parcel would exceed the 7.5 ha minimum lot size of the zone.

The Commission also considered the applicants' desire to construct a second dwelling on one of the proposed lots for a family member. While the Commission recognizes that a request for a second dwelling was not a part of this application, it would be prepared to allow a second dwelling subject to its support from the local government.

### **Conclusions**

1. That the land under application has limited agricultural capability due to its steep topography and rocky soil conditions.
2. That the proposed subdivision is consistent with the existing zoning.
3. That the proposed subdivision will not have a significant impact on agriculture in the local area.
4. That the Commission is prepared to allow a second dwelling subject to its support from the local government.

### **IT WAS**

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

THAT the application be allowed as proposed 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.

AND THAT the request to construct a second dwelling on one of the proposed lots, as discussed at the site inspection be allowed.

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 # 89/2008**