



**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

July 29, 2008

Reply to the attention of Ron Wallace  
ALC File: MM-38074

H G Sanborn & Associates Inc.  
206 - 45750 Knight Road  
Chilliwack, BC V2R0G1

Dear Sir:

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

Please find attached the Minutes of Resolution # 408/2008 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.

If the Daases are interested in pursuing the leasing of the home site option offered by the Commission, please send a draft copy of a lease agreement to this office.

Once the Commission is satisfied that the lease is acceptable and all the conditions have been met, it will request a final lease agreement and will authorize the Registrar of Land Titles to accept registration of the document.

Yours truly,

PROVINCIAL AGRICULTURAL LAND COMMISSION

Per:

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

Erik Karlsen, Chair

cc: City of Chilliwack (ALR00190)  
Walter and Margaret Daase c/o Ron Daase - 46241 Brinx Road Chilliwack, BC  
V2P8B7

Enclosure: Minutes



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**

The Commissioners considered the application in terms of its homesite severance policy which states:

- a. no one has an automatic right to a "homesite severance",
- b. the Commission shall be the final arbiter as to whether a particular "homesite severance" meets good land use criteria; (see \* below)
- c. a prime concern of the Commission will always be to ensure that the "remainder" will constitute a suitable agricultural parcel.

\* There will be cases where the Commission considers that good land use criteria rule out any subdivision of the land because subdivision would compromise the agricultural integrity of the area, and the Commission must therefore exercise its discretion to refuse the "homesite severance".

The Commission believes the creation of a new residential lot would reduce the agricultural potential of the property. However, as stated during the on-site inspection the Commission is prepared to consider supporting a lease of an approximately 0.8 ha home site for the applicants as long as they reside on the property. Upon vacating the property, the lease hold site will revert back to the purchaser of the property.

### **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 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

T topography

### **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. It was felt the creation of a residential lot would reduce the agricultural potential of the property.

### **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 impact agriculture in a negative manner.
4. That the proposal is inconsistent with the objective of the *Agricultural Land Commission Act* to preserve agricultural land.

### **IT WAS**

**MOVED BY:** Commissioner Bose  
**SECONDED BY:** Commissioner Pranger

THAT the application be refused as proposed. However, the Commission will allow the applicants (Walter and Margaret Daase) to lease an approximately 0.8 hectare home site for as long as they reside on the property. Upon them vacating the property, the lease hold site will revert back to the purchaser of the property.

This approval is subject to the following conditions:

- The preparation of a lease agreement for residential purposes between the applicants and the purchaser of the property
- The lease hold area be in substantial compliance with the plan submitted with the application
- The registration of the lease agreement on title stating that upon Walter and Margaret Daase vacating the property, the lease hold site will revert back to the purchaser of the property
- Approval is granted for the sole benefit of the applicants and is non-transferable

**CARRIED**  
**Resolution # 408/2008**