



Agricultural Land Commission
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December 22, 2008

Reply to the attention of Ron Wallace
ALC File: O-38496

Canadian Fishing Company
Foot of Gore Avenue
Vancouver, BC V6A2Y7

Attention: Paul Edgett

Re: Application for Non-Farm Use in the Agricultural Land Reserve

Please find attached the Minutes of Resolution # 792/2008 outlining the Commission's decision as it relates to the above noted application. As agent it is your responsibility to advise your client accordingly.

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

Enclosure: Minutes

cc: Corporation of Delta
Delta Pacific Seafoods Ltd 6001 - 60th Avenue Delta, BC V4K4E2
BC Assessment, Delta

RW/
i/O-38496d1



MINUTES OF THE PROVINCIAL AGRICULTURAL LAND COMMISSION

A meeting was held by the Provincial Agricultural Land Commission on November 18, 2008 in Delta, B.C.

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

For Consideration

Application: # O- 38496
 Applicant: Delta Pacific Seafoods Ltd.
 Agent: Canadian Fishing Company
 Proposal: The applicant proposes to offer warehousing/cold storage services for agricultural products to the agricultural community. The products to be stored would range from seasonal fruits and berries to protein based items that require no processing by Delta Pacific Seafoods Ltd. The agricultural products would all originate from off the property and not be used for agricultural processing on the property.

Legal: PID: 016-410-491
 Lot 1, District Lot 145, New Westminster District Group 2, Plan 86526

Location: 6001 - 60th Avenue, Delta

Site Inspection

A site inspection was conducted on November 18, 2008. Those in attendance were:

- Sylvia Pranger Chair, South Coast Panel
- Michael Bose Commissioner
- John Tomlinson Commissioner
- Ron Wallace Staff
- Tony Pellett Staff
- Paul Edgett Canadian Fishing Company
- Other Representatives Applicant

The Commissioners and staff met with the applicants and toured the facility. It was explained that due to the seasonal nature of the fishing business, there are often times when significant portions of their cold storage space is unused. To help offset these downturns and better utilize their storage facilities, the applicant would like to expand their storage business to include agricultural products.

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

The Commission has no objection to this proposal as it would better utilize the existing buildings and there would be no negative impact to agriculture in the area.

IT WAS

MOVED BY: Commissioner Tomlinson

SECONDED BY: Commissioner Bose

THAT the application be allowed subject to the following conditions:

- the use be restricted to facilities within the subject property
- approval for non-farm use is granted for the sole benefit of the applicant and is non-transferable.

CARRIED

Resolution # 792/2008