



**Agricultural Land Commission**  
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June 12, 2009

Reply to the attention of Ron Wallace  
ALC File: MM-38846

Mid Valley Manufacturing Inc.  
34289 4th Avenue  
Abbotsford, BC V2S8H9

Dear Sir/Madam:

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

Please find attached the Minutes of Resolution # 185/2009 outlining the Commission's decision as it relates to the above noted application.

Yours truly,

PROVINCIAL AGRICULTURAL LAND COMMISSION

Per:

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

Erik Karlsen, Chair

Enclosure: Minutes

cc: City of Abbotsford (3040-20/A08-013)  
BC Assessment, Abbotsford

RW/  
i/MM-38846d1



## **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 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.
- Class 4 – Land in this class has limitations that require special management practices or severely restrict the range of crops, or both.

#### Subclasses

T topography

### **Assessment of Agricultural Suitability**

The Commission assessed whether 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. The Commission believed the proposed manufacturing facility for farm related products would be an appropriate use provided the greenhouses on the remainder of the property are used for agricultural production. To help maintain the use of the site for agriculture, the Commission requires that a farmer be offered a ten year lease for agricultural production with the option to renew the lease left to the discretion of the tenant.

### **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 is consistent with the objective of the *Agricultural Land Commission Act* to preserve agricultural land.

### **IT WAS**

**MOVED BY:** Commissioner Tomlinson

**SECONDED BY:** Commissioner Bose

THAT the application be allowed subject to the following conditions:

- The proposal to establish and operate a facility that specializes in the manufacture and installation of farm related products be confined to a building of approximately 1021 square meters.
- That a farmer be offered a ten year lease for agricultural production with the option to renew the lease left to the discretion of the tenant. A copy of the lease is to be sent to the Commission for its records.
- Dated photographs showing the use of the greenhouses for agriculture should be sent to the Commission for its records.
- approval for non-farm use is granted for the sole benefit of the applicant and is non-transferable.

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 # 185/2009**