



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

March 25, 2011

Reply to the attention of Jennifer Carson
ALC File: 52110

Richard Korkowski
29183 Fraser Highway
Abbotsford, BC
V4X 1B9

Dear Mr. Korkowski:

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

Please find attached the Minutes of Resolution # **95/2011** 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.

Other approvals may be necessary. Prior to proceeding, the Commission suggests you contact your Local Government.

Yours truly,

PROVINCIAL AGRICULTURAL LAND COMMISSION

Per:

A handwritten signature in black ink, appearing to read 'Brian Underhill', is written over a light blue horizontal line.

Brian Underhill, Executive Director

Enclosure: Minutes

cc: City of Abbotsford (3040-20/A10-010)

JC/
52110d1



A meeting was held by the Provincial Agricultural Land Commission on March 9, 2011 at the offices of the Ministry of Agriculture located at 1767 Angus Campbell Road, Abbotsford, B.C.

PRESENT:	Sylvia Pranger	Vice-Chair, South Coast Panel
	John Tomlinson	Commissioner
	Richard Bullock	Commissioner
	Tony Pellett	Staff
	Terra Kaethler	Staff
	Jennifer Carson	Staff

For Consideration

Application: 52110
Applicant: Darryl & Donna Verrault
Agent: Richard Korkowski
Proposal: Non-farm Use - to allow two supportive recovery houses for men to operate out of the existing residences on the subject property.
Legal: PID: 008-698-732
Location: Lot 14 Section 22 Township 13 New Westminster District Plan 39981
29813 Fraser Highway, Abbotsford

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 believed that they had enough information to make a decision on the application without viewing the subject property. A copy of the staff report was made available to the agent by email and a request was made by Commission staff for him to review the report and to inform the Commission if he identified any errors or believed that there was crucial information missing. The agent responded in an email indicating several items he wished the Commissioners to be aware of; a copy of this email was made available to the Commissioners.

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 BC Land Inventory (BCLI), 'Land Capability Classification for Agriculture in B.C.' system.

The agricultural capability of the soil of the subject property is improvable to
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

D undesirable soil structure T topography W excess water

Assessment of Impact on Agriculture

The Commission also assessed the impact of the proposal against the long term goal of preserving agricultural land. As the housing proposed for the recovery center will be within existing buildings which will be renovated to house the clients, the footprint of the built environment will not change. Furthermore, the program currently allows the clients of the recovery program the ability to gain agricultural experience as part of their treatment. The Commission does not believe the proposal would adversely impact existing or potential agricultural use of surrounding lands.

Assessment of Other Factors

The Agricultural Advisory Committee, Council and Planning staff all recommended support of the application.

Conclusions

1. That the land under application has agricultural capability and is appropriately designated as ALR.
2. That the proposal will not adversely impact agriculture.

IT WAS

MOVED BY: Commissioner Pranger

SECONDED BY: Commissioner Bullock

THAT the application be allowed.

AND THAT the approval is subject to the following conditions:

- the housing not exceed the current footprint of housing and not exceed twenty people at a time.
- the neighbours of the subject property are notified in writing of the proposed use of the property
- the property being rezoned for a site specific text amendment to the agricultural zone
- 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. This includes zoning, subdivision, or other land use bylaws, and decisions of any authorities that have jurisdiction under an enactment.

CARRIED

Resolution # 95/2011