



**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: 52136

Ted Tisdale  
Vedder Pacific Management Inc.  
7018 Eden Drive  
Chilliwack, B.C. V2R 1E6

Dear Mr. Tisdale:

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

Please find attached the Minutes of Resolution # 81/2011 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.

Please note, that should your client sell the property and facility, a new application would be required by the owner. Furthermore, if the specified use changes, a new application would also be required.

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 faint, larger signature.

Brian Underhill, Executive Director

Enclosure: Minutes/Sketch Plan

cc: City of Chilliwack (ALR00226)  
BC Assessment, ,

JC/  
52136d1



**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 Rd. Abbotsford, B.C.**

<b>PRESENT:</b>	Sylvia Pranger	Vice-Chair, South Coast Panel
	John Tomlinson	Commissioner
	Mike Bose	Commissioner
	Richard Bullock	Commissioner
	Tony Pellett	Staff
	Terra Kaethler	Staff
	Jennifer Carson	Staff

### **For Consideration**

Application: 52136  
Applicant: Agropur ( Co-operative) Division Hatrez  
Agent: Vedder Pacific Management Inc.  
Proposal: Non-farm Use - to obtain approval for the use of the existing milk production facility on the property.  
Legal: PID: 000-439-851  
Lot 2 Except Part in Plan LMP39389 District Lot 374 Group 2 New Westminster District Plan 18157  
Location: 47582 Yale Road, Chilliwack

### **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 discussed the difficulties with having an industrial facility on ALR lands, in terms of the fairness of this to other facilities located out of the ALR, despite its obvious link to agriculture as a milk production facility. The Commission discussed the history of the facility, being that it was approved for construction when it was proposed by the owner of a dairy, and the use of the facility itself was tied to this farm. Since this decision the property with the facility on it has been bought by the current applicants who are not tied to one particular farm, but who are now seeking for approval to use the existing facility for milk not derived on the adjacent farm. It was determined, that while not in an ideal location, the facility existed and as such the Commission would approve its continued use for milk production only.

**Conclusions**

1. While not an ideal location for the facility, the Commission recognizes that the facility exists.
2. The facility will serve the local dairy industry.

**IT WAS**

**MOVED BY:** Commissioner Bullock  
**SECONDED BY:** Commissioner Pranger

THAT the application be approved.

AND THAT the approval is subject to the following conditions:

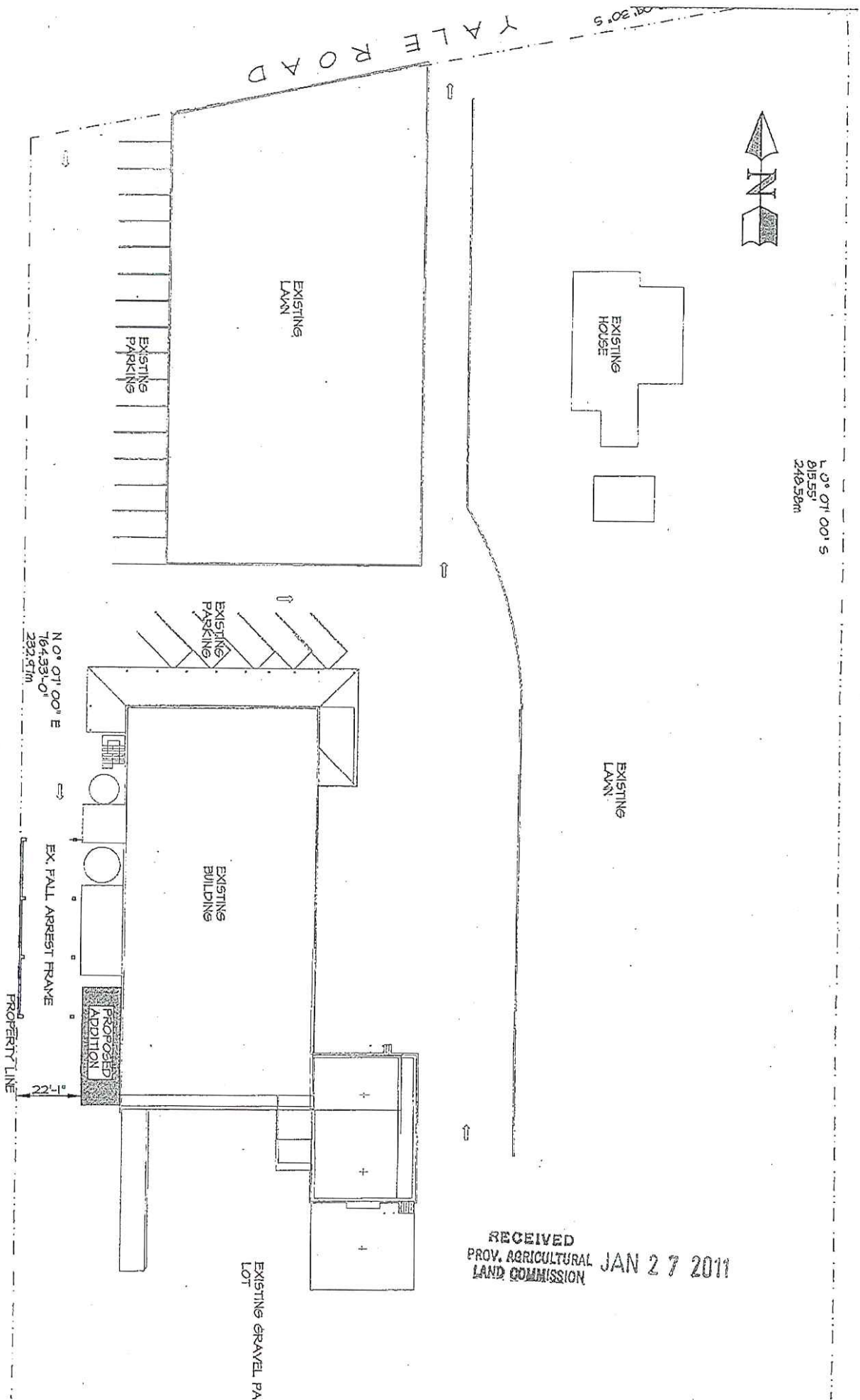
- the facility must remain within its existing footprint and any proposed changes in footprint be communicated to the Commission for permission
- approval for non-farm use is granted for the sole benefit of the applicant and is non-transferable.

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 # 81/2011**

Commissioner Tomlinson requested to be recorded as opposed to this decision.



ALL Application #52136  
 Existing footprint approved by Resolution #81/2011  
 for milk production.

RECEIVED  
 PROV. AGRICULTURAL  
 LAND COMMISSION  
 JAN 27 2011