



Agricultural Land Commission
133-4940 Canada Way
Burnaby, British Columbia V5G 4K6
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12th April 2012

Reply to the attention of Roger Cheetham
ALC File: # 52511

Jim Henderson
c/o Triple Jim's Ent. (1984) Ltd.
P.O. Box 76
Rosedale, BC
V0X 1X0

Dear Sir:

Re: Application for non-farm use in the Agricultural Land Reserve

Please find attached the Minutes of Resolution # **154/2012** 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.

Yours truly,

PROVINCIAL AGRICULTURAL LAND COMMISSION

Per:

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

Brian Underhill, Executive Director

Enclosure: Minutes

cc: City of Chilliwack (Ref. 3370-20(ALR00232))

rc/
/52511d1



MINUTES OF THE PROVINCIAL AGRICULTURAL LAND COMMISSION

A meeting was held by the Provincial Agricultural Land Commission on March 20, 2012 at the offices of the Commission located at #133 – 4940 Canada Way, Burnaby, B.C.

COMMISSION MEMBERS PRESENT:

Richard Bullock	Chair
Jennifer Dyson	Vice-Chair
Sylvia Pranger	Vice-Chair
Jim Johnson	Commissioner
Jim Collins	Commissioner

COMMISSION STAFF PRESENT:

Roger Cheetham	Land Use Planner
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APPLICATION ID: #52511

PROPOSAL: Non-farm use to permit the continuing use of a former milk processing plant for the processing, packaging and bottling of local BC Fruit into natural juice products. (Submitted pursuant to section 20(3) of the *Agricultural Land Commission Act*)

PROPERTY INFORMATION:

Parcel ID: 024-742-082

Legal Description: Lot 1, Section 22, Township 26, New Westminster District, Plan LMP44698

Civic Address: 47749 Prairie Central Road, Chilliwack

Size: 31.4

Area in ALR: 31.4 ha

Current Land Use: Buildings comprise two dwellings, barns and sheds and a processing plant. The bulk of the property is used to grow field crops including forage and corn.

Property Owner(s): Chilliwack Cattle Sales Ltd.

Agent: Jim Henderson

Purchase Date: 13th December 2002

COMMISSION CONSIDERATION:

Section 6 of the *Agricultural Land Commission Act* identifies the purposes of the Commission 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.

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 property has unimproved Class 3 and 4 ratings improvable to Classes 2 and 3 with excess water and undesirable soil structure limitations.

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.

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 noted that the adjacent properties are farmed and that the property is within a large block of farmed land within the ALR. The Commission accordingly did not believe that there are external factors that render the land unsuitable for agricultural use.

Assessment of Potential Impact on Agriculture

The Commission also assessed the impact of the proposal against the long term goal of preserving agricultural land. The Commission noted that the use provides a processing service for local producers and is located in an existing farm building that was once used as a milk processing plant. The Commission noted that the owners do not intend that the plant operate beyond June 2015. The Commission noted that the footprint of the activity was limited and did not have any material impact on the agricultural potential of the remaining portion so 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 not impact agriculture.
4. That the proposal is consistent with the objective of the *Agricultural Land Commission Act* to preserve agricultural land and encourage agriculture.

IT WAS

MOVED BY: Commissioner J. Dyson

SECONDED BY: Commissioner R. Bullock

THAT the application be approved.

RESOLUTION NUMBER: 154/2012