



**Agricultural Land Commission**  
133-4940 Canada Way  
Burnaby, British Columbia V5G 4K6  
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www.alc.gov.bc.ca

December 19, 2005

Reply to the attention of Gordon Bednard

Illahae Dairy Farms Ltd  
C/O David Krahn  
33467 Broadway Avenue  
Mission, BC - V2V 2W8

Dear Sir:

Re: **Application #MM-35405**

**Parcel C, Reference Plan 5455, West ½ of the South West ¼, Section 19, and of the Fractional North West ¼, Section 18, Township 17, New Westminster District, Except Firstly: Part on Statutory Right of Way Plan 908; Secondly: Parcel "One" (Reference Plan 5456); Thirdly: Part on Statutory Right of Way Plan LMP3745**

The Provincial Agricultural Land Commission (the "Commission") has now concluded its review of your application (as modified at your request December 7, 2005) to legalize the deposition of 57,000 cubic metres (your estimate) of fill material which has been placed on the property in advance of approval by the Commission. The application was submitted pursuant to section 20(3) of the *Agricultural Land Commission Act*.

The Commission considered that the deposition of this fill was not in any way beneficial to the practice of agriculture on the property and indeed would limit the area available for farming.

For this reason, the Commission has refused your application to allow the existing fill material to be retained on the property and hereby orders that the fill already placed on the property be removed to a non-ALR site by January 1, 2007.

The decision noted above is recorded as Resolution # 670/2005.

Yours truly,

PROVINCIAL AGRICULTURAL LAND COMMISSION

Per:

Erik Karlsen, Chair

cc: District of Mission Attn: Mike Hofer  
Kalvan Gill, 8054 Sykes Road, Mission, BC V2V 3W2

GB/lv  
35405d1





**Staff Report**  
**Application # MM – 35405-0**  
**Applicant: Illahae Dairy Farms Ltd.**  
**Agent: Jim Arthur**

**DATE PREPARED:** June 29, 2004

**TO:** Chair and Commissioners – South Coast Panel

**FROM:** Craig Sobering, Regional Research Officer

**PROPOSAL:** To deposit 278,000 m<sup>3</sup> of structural clay and top soil to a depth of 2.5 m over a 10.1 ha portion of the 13.8 ha subject property. This application is made pursuant to section 20(3) of the *Agricultural Land Commission Act*.

**BACKGROUND INFORMATION:**

The applicant commenced filling of the property prior to obtaining the authorization of the Commission. A "Stop Work" order issued by the Commission is currently in effect on the property.

The proposal will raise the level of the property to the top of the dyke.

Commission previously considered an application to develop the site for a RV Park and softball diamonds. This application was refused based on the good agricultural capability ratings for the property.

The Commission previously approved the exclusion of an area of ALR located to the east of Silverdale Creek and between the dyke and the river.

Commission planning staff recently received a discussion paper from the District of Mission outlining its long-term goals with respect to ALR lands within its boundaries. In this report the District sets out a proposal to exclude the portion of ALR in which the subject property is located for industrial purposes.

**Local Government:**

District of Mission

**Parcel Identifier (PID) and Legal Description of Property:**

PID: 013-373-544

Parcel C, Reference Plan 5455, West ½ of the South West ¼, Section 19, and of the Fractional North West ¼, Section 18, Township 17, New Westminster District, Except Firstly: Part on Statutory Right of Way Plan 908; Secondly: Parcel "One" (Reference Plan 5456); Thirdly: Part on Statutory Right of Way Plan LMP3745

**Location of Property:**

McCallum Road and Highway 7 in Mission

**Size of Property:**

13.8 ha (Approximately 10.0 ha of the property are in the ALR)

**Present use of the Property:**

Agriculture

**Surrounding Land Uses:**

**NORTH:** Commercial  
**EAST:** Light industrial  
**SOUTH:** Light industrial  
**WEST:** Agricultural

**Agricultural Capability:**

Data Source: Agricultural Capability Map # 92G/1(f)  
The majority of the property is identified as having Prime Dominant ratings.

**PREVIOUS APPLICATIONS:**

**Application #30762-0**

**Applicant:** Illahae Dairy Farms Ltd.  
**Decision Date:** September 6, 1996  
**Proposal:** The applicant is seeking permission to use the subject property for a 94 unit recreation vehicle park and 4 slo-pitch ball diamonds.  
**Decision:** Refused on the grounds that the subject property has good agricultural potential and the introduction of the proposed non-farm uses into the area would increase the pressure for similar non-farm development on surrounding lands in the ALR and increase the likelihood of conflicts between the users of the recreational facilities and existing and/or future farm operators.

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**Application #22033-0**

**Applicant:** Illahae Dairy Farms Ltd.  
**Decision Date:** April 27, 1988  
**Proposal:** To subdivide along the ALR boundary. The proposal would result in a 0.3 ha area outside the dyke and ALR being subdivided and consolidated with an adjoining industrial property.  
**Decision:** Allowed.

**RELEVANT APPLICATIONS:**

**Application #14905-0**

**Applicant:** District of Mission  
**Decision Date:** January 27, 1983  
**Proposal:** Exclusion of 41.7 ha.  
**Decision:** Refused as submitted but allowed exclusion of 25.7 ha.

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**Application #19222-0**

**Applicant:** District of Mission  
**Decision Date:** December 12, 1985  
**Proposal:** Exclusion of 13.0 ha.  
**Decision:** Allowed.

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**Application #10536-0**

**Applicant:** Holdworth Farms Inc.

**Decision Date:** August 7, 1980

**Proposal:** Exclusion

**Decision:** Refused exclusion but allowed alternate proposal within the ALR.

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**LOCAL GOVERNMENT RECOMMENDATIONS/COMMENTS:**

Forwarded the application to the Commission for its information and response and; provides the following information:

1. The District of Mission does not object to the placement of fill on this property,
2. The fill that has been placed on the site has created runoff and siltation concerns in relation to the adjacent ditches which confluence with Chester Creek. This issue should be addressed as part of the permit application to the ALC.

**STAFF COMMENTS:**

The Commission must determine if the proposal is in the best interest of agriculture. Consideration should be given to the benefit of the project for the subject property (if any) and any potential negative impacts on surrounding ALR lands.

The subject property possesses prime agricultural capability ratings according to the CLI mapping, is an appropriate size for agricultural production and has been used for agricultural purposes in the past.

The applicant has not supplied any technical information supporting the need to place fill on the property to enhance the agricultural potential.

The District of Mission has initiated a discussion concerning the possible exclusion of the subject property for industrial purposes.

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**END OF REPORT**

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**Director's Signature**

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**Date**