



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

October 11, 2005

Reply to the attention of Gordon Bednard

Tom and Maria Matty
29494 Sangara Avenue
Abbotsford, BC - V4X 2G3

Dear Sir/Madam:

Re: Application #MM-35957

Lot 2, Section 22, Township 14, New Westminster District, Plan 55894

Further to your letter of August 26, 2005, the Commission, acting under section 33 of the *Agricultural Land Commission Act*, has reconsidered the above noted application to construct a second permanent dwelling on the subject 16 ha property for a family member.

In considering your request and reviewing the application, the Commission noted that beyond your personal family circumstances (both financial and emotional) there are no agricultural reasons presented regarding the need for an additional permanent dwelling. As you have pointed out, the property contains class 2 and 3 land which by definition is considered prime agricultural land. At present, farming activity on the property is minimal and consists of the removal of hay, which is done by a nearby farmer under a lease arrangement. It is difficult for the Commission to justify the allowance of additional dwellings in the ALR which are not directly related to the practice of agriculture when the agricultural use of the land is at such a low intensity, and you yourselves are not now directly engaged in practicing agriculture on your land.

For these reasons, the Commission, by Resolution #514/2005, reconfirmed its decision to refuse your application to construct a second permanent dwelling on the above property. While refusing the application at this time, the Commission wished to express that it will reconsider this application should sufficient agricultural development occur on the property which would warrant the construction of an additional permanent dwelling for farm help.

The intent of the Act is to preserve and protect agricultural lands and farm communities in the long-term and the Commission truly felt that your application was not in keeping with this mandate.

The land referred to in the application will continue to be subject to the provisions of the *Agricultural Land Commission Act* and regulations.

Yours truly,

PROVINCIAL AGRICULTURAL LAND COMMISSION

per:


Erik Karlsen, Chair

cc: City of Abbotsford - Attn: Melissa Pryce (#3040-20/A04-011)

GB/lv/35957d2

MINUTES OF THE PROVINCIAL AGRICULTURAL LAND COMMISSION

Minutes of a meeting held by the Provincial Agricultural Land Commission (the "Commission") on September 15, 2005.

PRESENT: Peter Dhillon Vice Chair
Walter Dyck Commissioner
Carol Paulson Commissioner

STAFF: Gordon Bednard, Regional Research Officer
Tony Pellett, Planner

For Consideration

A request for reconsideration of Application # 35957, received August 30, 2005 was considered by the Commission.

Commission Discussion

The Commission reviewed the request and the application at length.

IT WAS

MOVED BY: Commissioner Walter Dyck
SECONDED BY: Commissioner Carol Paulson

THAT the Commission reconsider the application. Following reconsideration the Commission reconfirmed its original decision to refuse the application for a second permanent dwelling for the property. The Commission expressed, however, that it would be willing to reconsider the application if provided with evidence that sufficient agricultural development had occurred on the property to warrant a second dwelling.

CARRIED