



**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

September 8, 2005

Reply to the attention of Ron Wallace

Clarence & Maria Bodener  
RR #2 – 48855 McConnell Road  
Chilliwack, BC – V2P 6H4

Dear Sir/Madam:

Re: **Application # MM-36114**  
**Lot 9, District Lot 390, New Westminster District Group 2, Plan 27500**  
**Lot 10, District Lot 390, New Westminster District Group 2, Plan 30819**

The Provincial Agricultural Land Commission (the "Commission") has now concluded its review of your application to move a lot boundary between the two properties noted above in order to create a 0.4 ha lot to surround an existing dwelling at 48855 McConnell Road. The application was submitted pursuant to section 21(2) of the *Agricultural Land Commission Act* (the "ALCA").

The Commission wishes to thank you for taking the time to meet with its representatives on August 4, 2005.

The Commission writes to advise that it approved your application subject to:

- the subdivision being in substantial compliance with the attached plan.
- compliance with applicable Acts, regulations, bylaws of the local government, and decisions and orders of any person or body having jurisdiction over the land under an enactment. The Commission suggests you contact the City of Chilliwack at your earliest convenience.

The decision noted above is recorded as Resolution **#466/2005**.

Please send two (2) paper prints of the final survey plans to this office well in advance of commencing registration at the Land Titles Office. When the Commission confirms that the subdivision plan is acceptable and verifies that all conditions of approval have been met it will authorize the Registrar of Land Titles to accept the application for deposit of the plan. Please quote your application number in any future correspondence.

Yours truly,

PROVINCIAL AGRICULTURAL LAND COMMISSION

Per:

Erik Karlsen, Chair

cc: City of Chilliwack (#ALR00131)  
BC Assessment, Abbotsford  
Woodgrove Farms Ltd – RR2 – 48795 McConnell Road, Chilliwack, BC – V2P6H4

RW/lv/Encl./36114d1

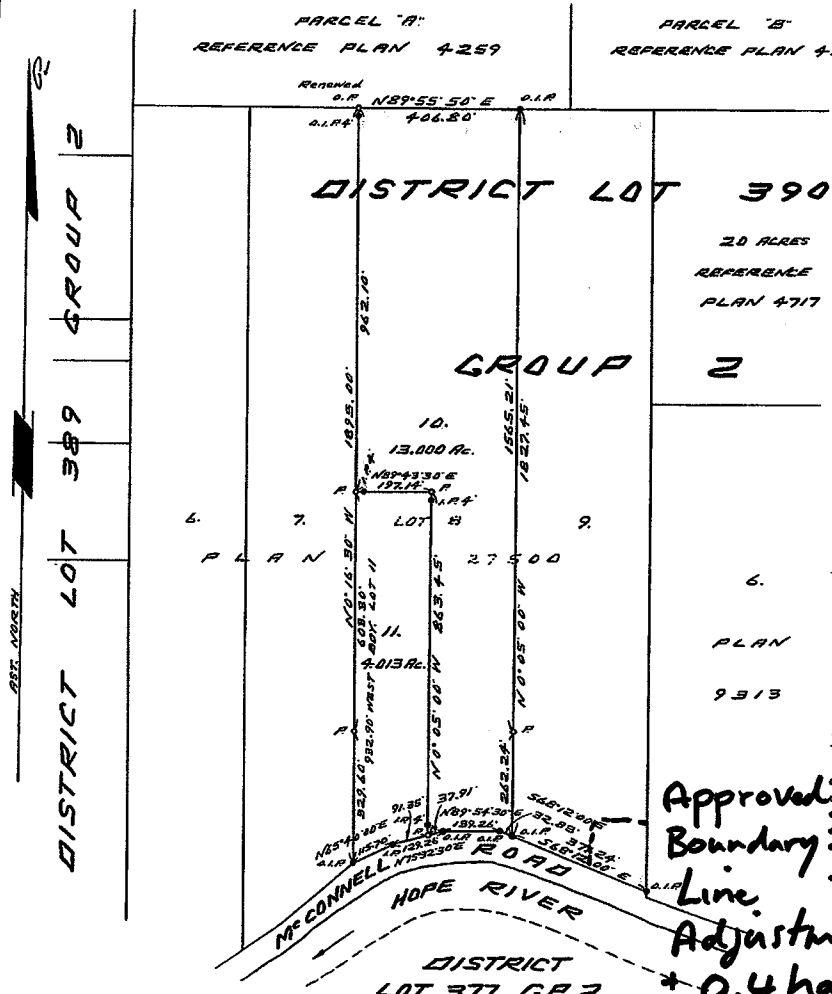
**SUBDIVISION PLAN OF LOT 8, OF  
DISTRICT LOT 390, GROUP 2,  
PLAN 27500,  
NEW WESTMINSTER DISTRICT.**

**30819**  
Ref. 565049 E

Deposited in the Land Registry Office  
at NEW WESTMINSTER, B.C.  
this 17th day of February, 1967

SCALE: 1 INCH = 200 FEET

*[Signature]*  
Registrar



20 ALRES  
REFERENCE  
PLAN 4717  
*[Handwritten notes]*  
Witness, Service, & Gate  
etc. both signatures.

OWNER(S): *[Signature]*  
PLAN WITNESS: *[Signature]*  
9313

- LEGEND:**  
Bearings are astronomic, derived from  
Plan 27500 - West Ealy, Lot 8 - No 16 30' N
- o P denotes wood post set.
  - o A.P. denotes old wood post found.
  - o I.P. denotes iron post set.
  - o o.i.p. denotes old iron post found.
  - o i.p.f. denotes iron post set 8.00' from true corner on the boundary indicated.
  - o o.i.p.f. denotes old iron post found 4.00' from true corner on the boundary indicated.

I, W.A. Tunbridge of Chilliwack, B.C.,  
British Columbia Land Surveyor make oath and say  
that I was present at, and did personally supervise and  
the survey represented by this plan, and that the survey  
and plan are correct. The said survey was  
completed on the 12th day of December, 1966.

Sworn before me this  
14th day of December, 1966.

*[Signature]*

*[Signature]* B.C.L.S.

Approved under the Land Registry Act  
dated this 14th day of March, 1967

*[Signature]*  
Approving Officer  
Municipality of Chilliwack

TUNBRIDGE, TUNBRIDGE & ROBERTSON  
BRITISH COLUMBIA LAND SURVEYORS  
ABBOTSFORD, CHILLIWACK, HOPE & BURNABY, B. C.  
F.B.C. 01/81-82

Provincial Agricultural Land Commission  
Application: MM-36114  
Resolution #466/2005

Subject properties





**Staff Report**  
**Application # MM – 36114**  
**Applicants: Clarence & Maria Bodener**  
**James and Jacquie Dick**

**DATE PREPARED:** July 27, 2005

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

**FROM:** Gordon Bednard, Regional Research Officer

**PROPOSAL:** To move a lot boundary between two existing properties in order to create a 0.4 ha lot to surround an existing dwelling at 48855 McConnell Road. Presently the two properties are 5.2 ha and 6.1 ha and if approved the result would be 0.4 ha and 10.9 ha properties.

This application is made pursuant to section 21(2) of the *Agricultural Land Commission Act*.

**BACKGROUND INFORMATION:**

No previous applications.

The approving officer could have approved this boundary adjustment without it coming to the Commission if the lot to be created was over 1 ha. As proposed, no new lots are being created.

**Local Government:**

City of Chilliwack

**Legal Description of Property:**

1. PID: 008-904-898  
Lot 9, District Lot 390, New Westminster District Group 2, Plan 27500
2. PID: 006-544-312  
Lot 10, District Lot 390, New Westminster District Group 2, Plan 30819

**Purchase Date (m/d/y):**

08/23/1978

**Location of Property:**

48795 and 48855 McConnell Road, Chilliwack

**Size of Property:**

11.3 ha total of both lots (The entire property is in the ALR).

**Present use of the Property:**

Each lot has one residence with the balance of both used for nursery stock.

**Surrounding Land Uses:**

**WEST:** Active farmland, in ALR

**SOUTH:** McConnell Road, drainage ditch, active farmland beyond, in ALR

**EAST:** Nursery stock, in ALR

**NORTH:** Greenhouses and nursery stock, in ALR

**Agricultural Capability:**

Data Source: Agricultural Capability Map # 92H/4f

The majority of the property is identified as having Prime Dominant ratings: class 1 and 2

**Official Community Plan and Designation:**

Chilliwack OCP 1998

**Zoning Bylaw and Designation:**

Agricultural Lowland zone

7.5 ha MLS

**PREVIOUS APPLICATIONS:**

NONE

**LOCAL GOVERNMENT RECOMMENDATIONS/COMMENTS:**

Supports application.

**STAFF COMMENTS:**

Staff suggests that the creation of the larger farm parcel is a benefit to agriculture which mitigates the creation of a small residential parcel in this farming area. Staff therefore recommends allowance of the application.

**END OF REPORT**

\_\_\_\_\_  
**Signature**

\_\_\_\_\_  
**Date**

LAND USE  
TREE / CEDARS  
10475

LAND USE  
LARGE GREENHOUSE  
GROWING FLOWERS  
10457

LAND USE  
TREE / CEDARS

BALANCE - 14 AC

LAND USE  
NURSERY  
STOCK

BOUNDARY  
ADJUSTMENT

10351

CREATE A PARCEL  
UNDER 1 HA (2.5 AC)

CS  
LAND USE  
NURSERY STOCK

LAND USE  
NURSERY  
STOCK

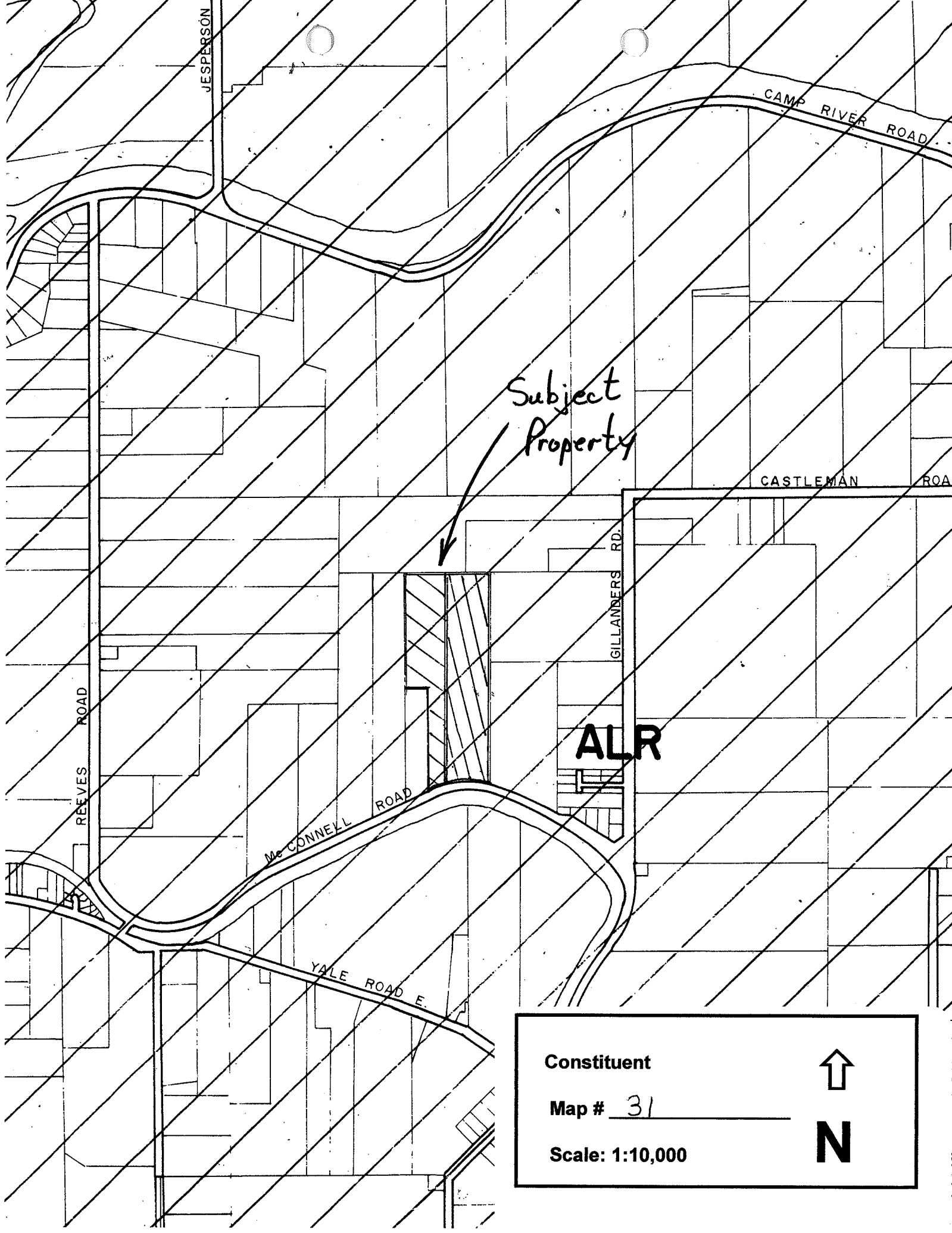
48795

ONE ACRE  
WITH  
PRESENT  
DWELLING  
48855

48893

McCONNELL ROAD





Subject  
Property

**ALR**

Constituent	↑
Map # <u>31</u>	
Scale: 1:10,000	<b>N</b>



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TREE / CEDARS  
10475

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