



Agricultural Land Commission
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November 9, 2005

Reply to the attention of Gordon Bednard

BEP Engineering
Attention: Wayne Schultz
Unit A 5454 192nd St.,
Surrey, BC - V3S 8E5

Dear Sir:

Re: Application # O-36261
PID: 025-489-615
Lot A, Block 6 North Range 1 East, Section 34, New Westminster District,
Plan BCP1180

The Provincial Agricultural Land Commission (the "Commission") has now concluded its review of your application to expand an existing abattoir/meat processing facility by 138 square metres to increase capacity and comply with inspection regulations. The application was submitted pursuant to section 20(3) of the *Agricultural Land Commission Act* (the "ALCA").

The Commission wishes to thank you for taking the time to meet with its representatives on October 18, 2005 at the property. The Commission found the meeting and site visit informative.

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

- the use being restricted to the area identified on the attached site 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 District of Pitt Meadows at your earliest convenience.

The decision noted above is recorded as Resolution # **578/2005**.

Please quote your application number in any future correspondence.

Yours truly,

PROVINCIAL AGRICULTURAL LAND COMMISSION

Per:

Erik Karlsen, Chair

cc: District of Pitt Meadows - Attn: Zora Andjelic file # 6635-20-2005-02-P
Pitt Meadows Meats Ltd., Attn: Musa Ismail, 18315 Ford Rd, Pitt Meadows V3Y 1Z1

GB/lv/Encl./36261d1

MINUTES OF THE PROVINCIAL AGRICULTURAL LAND COMMISSION

Minutes of a meeting held by the Provincial Agricultural Land Commission (the "Commission") on October 18, 2005 at Aldergrove, B.C.

PRESENT: Carol Paulson Commissioner
Walter Dyck Commissioner

ABSENT: Peter Dhillon Chair

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

For Consideration

Gordon Bednard presented his staff report dated October 7, 2005 regarding application #O-36261.

Site Inspection

A site inspection was conducted on October 18, 2005. Those in attendance were:

- Commissioners Dhillon, Paulson, & Dyck
- Agricultural Land Commission Staff: Gordon Bednard, Regional Research Officer and Tony Pellett, Planner
- Wayne Schultz (BEP) and Musa Ismail representing Pitt Meadows Meats

The Commission were shown the area proposed for expansion.

Commission Discussion

The Commission considered that the proposed expansion would not have a negative impact on surrounding agricultural operations.

IT WAS

MOVED BY: Commissioner Walter Dyck

SECONDED BY: Commissioner Carol Paulson

THAT the staff report be received and the application for a 138 square metre expansion of the existing abattoir/meat processing plant be approved as presented.

This approval is subject to compliance with any other enactment, legislation or decision of any agency having jurisdiction.

CARRIED



Staff Report
Application # O – 36261
Applicant: Khalil Saeed
Agent: BEP Engineering Ltd. (Wayne Schultz)

DATE PREPARED: October 7, 2005

TO: Chair and Commissioners – South Coast Panel

FROM: Gordon Bednard, Regional Research Officer

PROPOSAL: To expand an existing abattoir/meat processing facility by 138 square metres to increase capacity and comply with inspection regulations.

This application is made pursuant to section 20(3) of the *Agricultural Land Commission Act*.

BACKGROUND INFORMATION:

Commission has previously allowed the creation of the existing facility in the ALR and allowed the creation of a separate lot for the plant to facilitate a change in ownership.

Local Government:

The Corporation of the District of Pitt Meadows

Legal Description of Property:

PID: 025-489-615

Lot A, Block 6 North Range 1 East, Section 34, New Westminster District, Plan BCP1180

Purchase Date (m/d/y):

Not provided

Location of Property:

18315 Ford Road, Pitt Meadows

Size of Property:

0.8 ha (The entire property is in the ALR).

Present use of the Property:

Abattoir/meat processing plant

Surrounding Land Uses:

WEST: Smaller agricultural parcels in ALR
SOUTH: Airport lands, some in agriculture, all in ALR
EAST: Large lots in agricultural production (parent parcel), in ALR
NORTH: Large lots in agricultural production, in ALR

Agricultural Capability:

Data Source: Agricultural Capability Map # 92G/2g
The majority of the property is identified as having Prime Dominant ratings. Class 2

Official Community Plan and Designation:

Agriculture

Zoning Bylaw and Designation:

AG Agriculture

PREVIOUS APPLICATIONS:

Application #27662-0

Applicant: KUIPER, MINO & NELLIE
Decision Date: July 15, 1993
Proposal: To subdivide the 16 ha property into two approximately equal parcels so that the meat processing plant (slaughter house) can be sold separately from the applicants' residence.
Decision: That the application be refused as presented. However, the Commission may be prepared to consider a lifetime leasehold by Explanatory Plan around the existing residence in order to create a retirement homesite for the duration of the applicants' lifetime.

Application #27662-1

Applicant: KUIPER, MINO & NELLIE
Decision Date: October 03, 1995
Proposal: To subdivide a 1.6 ha lot with the existing meat processing operation (slaughter house) from 16 ha property so that the commercial operation can eventually be sold separately.
Decision: That the application be allowed subject to the registration of a Restrictive Covenant on the Title of the 1.6 ha lot prohibiting the construction of a dwelling on the land. This will ensure that the property is used solely for the meat processing plant of an agricultural use and will not become a residential property in the future.

Application #10322-0

Applicant: Kuiper, Mino & Nellie
Decision Date: May 08, 1980
Proposal: Construct slaughterhouse of 55' x 72' in conjunction with the meat shop predating the ALR on the site.
Decision: Allow as requested by applicant and supported by Pitt Meadows Council.

Application #10322-1

Applicant: Kuiper, Mino & Nellie

Decision Date: December 19, 1984

Proposal: Add cooler on to abattoir allowed under Resolution #769/1980.

Decision: The request is allowed.

LOCAL GOVERNMENT RECOMMENDATIONS/COMMENTS:

Allow as requested

STAFF COMMENTS:

This is a small addition to an existing agricultural processing plant which was approved by the Commission. Staff would have no objection to the approval of the application as requested.

END OF REPORT

Signature

Date