



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

November 10, 2005

Reply to the attention of Gordon Bednard

John and Tania Vermeer
9890 Pelly Road
Chilliwack, BC - V2P 6H4

Dear Sir/Madam:

Re: **Application # MM-36265**

Lot 2, District Lot 428, New Westminster District Group 2, Plan LMP43468
(smaller lot)

Lot 1, District Lot 428, New Westminster District Group 2, Plan LMP43468

The Provincial Agricultural Land Commission (the "Commission") has now concluded its review of your application to adjust the boundaries between a 0.8 ha and a 4.8 ha lot to create a 2 ha and 3.6 ha lot. 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 representative on October 12, 2005. The Commission found Commissioner Dyck's report on the site visit informative.

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

- the subdivision/consolidation 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 **#579/2005**.

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 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 - Attn: Hardev Gill (#3370-20 (ALR00132))

GB/lv/Encl./36265d1

PLAN LMP 43468

**SUBDIVISION PLAN OF
LOT 8 EXCEPT; PART SUBDIVIDED BY PLAN 28951,
D. L. 428, GP. 2, N. W. D., PLAN 1817; AND
LOT 16, D. L. 428, GP. 2, N. W. D., PLAN 35110**

B. C. G. S. No. 92H.011
"CITY OF CHILLIWACK"

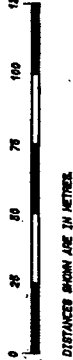
SEC. 1 TP. 27



ORIGINAL CAP DESTROYED DURING THE COURSE
OF THE SURVEY. SET STAKING CAPPED POST
IN SHOOT OF ORIGINAL POST.

SCHULOMAT I. R. No. 1

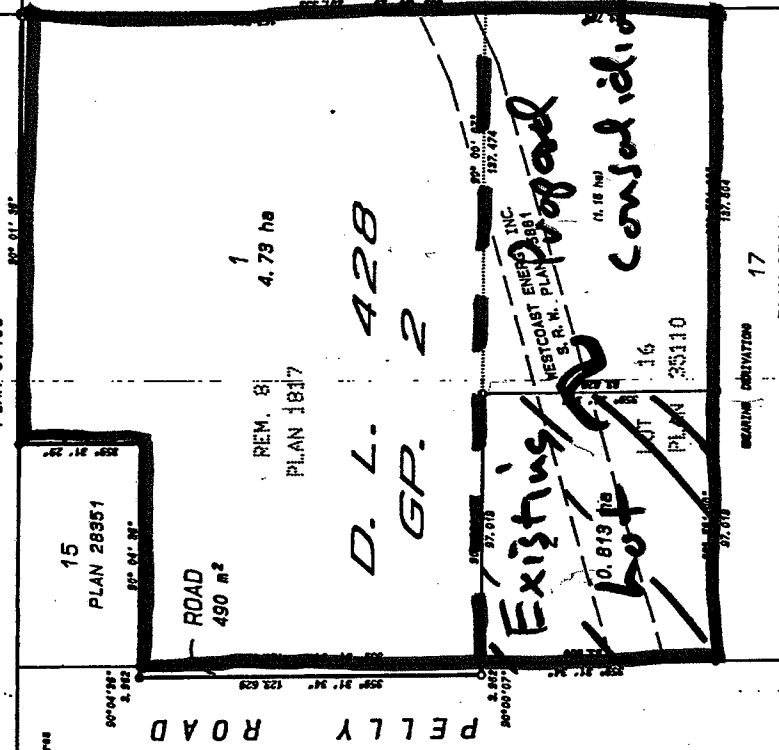
SCALE = 1:1250



DISTANCES SHOWN ARE IN METRES

LEGEND

- BEARINGS ARE ARITHMETIC AND ARE DERIVED FROM PLAN 35110.
- ◉ DENOTES STAKING IRON POST FOUND
- DENOTES STAKING IRON POST SET
- ◐ DENOTES STAKING CAPPED POST FOUND



MORTGAGEE:
VANCOUVER CITY SAVINGS CREDIT UNION
IN TRUST

[Signature]
AUTHORIZED SIGNATORY Kim Latham

[Signature]
AUTHORIZED SIGNATORY Joanne Boyd

[Signature]
Bryon Van Hooper
ADDRESS OF WITNESS
118-3018 Young St. Chilliwack

[Signature]
OCCUPATION OF WITNESS

ROBERT J. NEELS
B. C. LAND SURVEYOR
CANADA LANDS SURVEYOR
4-5979 First Avenue
Chilliwack, B. C. V3P 1K2
TEL 726-7337 FAX 726-4411
FILE NO. 99004. SUB

APPROVED UNDER THE LAND TITLE ACT.

APPROVED UNDER B. C. REG. 7/2/01
OF THE AGRICULTURAL LAND COMMISSION

THIS 2 DAY OF September 1984

THIS 2 DAY OF September 2005

[Signature]
PROVINCIAL OFFICER FOR THE CITY OF CHILLIWACK

[Signature]
APPROVING OFFICER FOR THE CITY OF CHI

THIS PLAN LIES WITHIN THE FRASER VALLEY REGIONAL L

OWNERS:
[Signature]
JAMES VAN HOOPER

[Signature]
VICTORIA VAN HOOPER

[Signature]
BRYON VAN HOOPER

[Signature]
ADDRESS OF WITNESS
118-3018 Young St. Chilliwack

OCCUPATION OF WITNESS

MORTGAGEE:
FIRST HERITAGE SAVINGS CREDIT UNION

[Signature]
AUTHORIZED SIGNATORY John Friesen
Manager Commercial Lending

[Signature]
AUTHORIZED SIGNATORY

[Signature]
ADDRESS OF WITNESS
118-3018 Young St. Chilliwack

Provincial Agricultural Land Commission
Application: MM-36265
Resolution # 579/2005

Plan of subject properties showing approved
subdivision/consolidation

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 Langley, 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 #MM- 36265.

Site Inspection

A site inspection was conducted on October 12, 2005. Those in attendance were:

- Commissioners Dyck
- John and Tania Vermeer

The Commissioner toured the property with the applicants and was shown the area for subdivision/consolidation.

Commissioner Eligible to Vote

Commissioner Paulson was not present at the site inspection and confirms that she is eligible to vote on the application as she was given a summary of the site inspection.

Commission Discussion

The Commission considered that the proposed subdivision/consolidation would not negatively affect adjacent agricultural operations.

IT WAS

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

THAT the staff report be received and the application to adjust the boundaries between a 0.8 ha and a 4.8 ha lot to create a 2 ha and 3.6 ha lot, be approved as proposed.

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

CARRIED



Staff Report
Application # MM – 36265
Applicant: John and Tania Vermeer

DATE PREPARED: October 7, 2005

TO: Chair and Commissioners – South Coast Panel

FROM: Gordon Bednard, Regional Research Officer

PROPOSAL: To adjust the boundaries between a 0.8 ha and a 4.8 ha lot to create a 2 ha and 3.6 ha lot. The owners of the smaller parcel (the applicants) wishes to expand their holdings, intending to raise and board horses and grow hay.

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

BACKGROUND INFORMATION:

No previous applications on this property.

It would appear that the present lot configuration was created by the approving officer for the City of Chilliwack in 1999 without referral to the Commission. The present application would return the lots to their earlier configuration.

Local Government:

City of Chilliwack

Legal Description of Property:

Lot 2, District Lot 428, New Westminster District Group 2, Plan LMP43468 (smaller lot)
Lot 1, District Lot 428, New Westminster District Group 2, Plan LMP43468

Purchase Date (m/d/y):

06/15/2004

Location of Property:

9890 (smaller lot) and 9940 Pelly Road, Chilliwack

Size of Property:

Total of two lots:
5.6 ha (The entire property is in the ALR).

Present use of the Property:

Smaller lot is residential, larger has residential and agricultural components.

Surrounding Land Uses:

WEST: Large farm acreages in ALR
SOUTH: 2 ha farm and residential acreages in ALR
EAST: Large agricultural acreages in ALR
NORTH: Large agricultural acreages 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:

AG Agriculture

Zoning Bylaw and Designation:

AL: Agricultural Lowland
0.81 ha MLS

PREVIOUS APPLICATIONS:

None

LOCAL GOVERNMENT RECOMMENDATIONS/COMMENTS:

Forwarded with support

STAFF COMMENTS:

Staff sees the increase in size of a residential parcel to a size which could be used for agriculture, without limiting present agricultural use on the existing larger lot, as a positive and therefore recommends allowance of the application.

END OF REPORT

Signature

Date