



**Agricultural Land Commission**  
133-4940 Canada Way  
Burnaby, British Columbia V5G 4K6  
Tel: 604 660-7000  
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www.alc.gov.bc.ca

May 19, 2006

Reply to the attention of Gordon Bednard

Linda Treliving  
29985 Downes Road  
Abbotsford, BC V4X 1Z8

Dear Madam:

Re: **Application # MM- 36517**

PID: 005-368-782

Lot 6, New Westminster District, EXCEPT Part subdivided by Plan BCP18008,  
Section 35, Township 13, Plan 40525

The Provincial Agricultural Land Commission (the "Commission") has now concluded its review of your application to construct a new retail shop for nursery sales as well as a commercial kitchen/eating area for food service (e.g. light lunch -soups, salads, sandwiches and desserts) and indoor/outdoor sales areas for the off-season. The application was submitted pursuant to section 20(3) of the *Agricultural Land Commission Act* (the "ALCA").

The Commission wishes to thank you, Brenda Falk and Lauren Falk for taking the time to meet with its representatives on April 26, 2006 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 development being in substantial compliance with the attached plan;
- the use being restricted to the area identified on the attached map;
- seating in the food service facility to be restricted to a maximum of 30;
- 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 Abbotsford at your earliest convenience.

The decision noted above is recorded as Resolution # **223/2006**.

Please quote your application number in any future correspondence.

Yours truly,

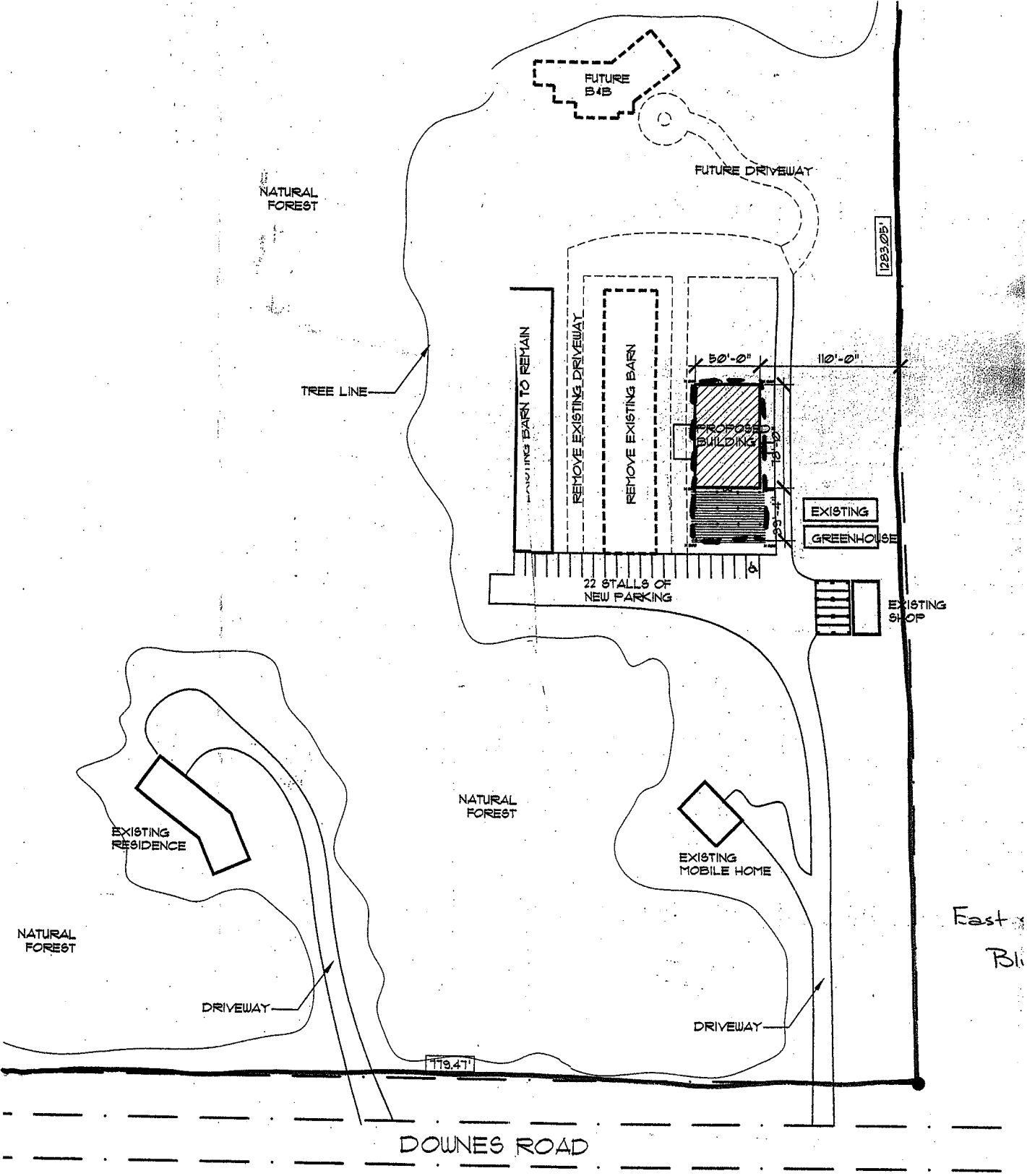
PROVINCIAL AGRICULTURAL LAND COMMISSION

Per:

Erik Karlsen, Chair

pc: City of Abbotsford - Attn: Allan Campeau (# 3040-20/A0-6-002)

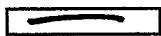
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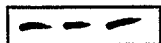
**Provincial Agricultural Land Commission**

Application: MM-36517

Resolution # 223/2006



Subject property.



Approved development plan for retail / food service facility (maximum of 30 seats)





**Staff Report**  
**Application # MM – 36517**  
**Applicant: Linda Treliving**  
**Agent: Brenda Falk**

**DATE PREPARED:** April 12, 2006

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

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

**PROPOSAL:** To construct a new retail shop for nursery sales as well as a commercial kitchen/eating area for serving a light lunch (soups, salads, sandwiches and desserts) and indoor/outdoor sales areas for the off-season. Their plan is to make the nursery more agro-tourism friendly as in Europe.

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

**BACKGROUND INFORMATION:**

The retail space component of the application may not be an issue for the Commission if it can be shown that over 50% of the sales are for products from the on-site nursery. Beyond that, and the issue of the snack bar/restaurant, must be dealt with by the Commission as non-farm activities.

**Local Government:**

City of Abbotsford

**Legal Description of Property:**

PID: 005-368-782  
Lot 6, New Westminster District, EXCEPT Part subdivided by Plan BCP18008, Section 35,  
Township 13, Plan 40525

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

01/01/1981

**Location of Property:**

29985 Downes Road, Abbotsford

**Size of Property:**

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

**Present use of the Property:**

Retail nursery and display gardens, greenhouses, residence and mobile home

**Surrounding Land Uses:**

- WEST:** Poultry farm, farm market, in ALR
- SOUTH:** Poultry farm, in ALR
- EAST:** Blueberry farm, in ALR
- NORTH:** Rural residential and small active farms, in ALR

**Agricultural Capability:**

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

**Official Community Plan and Designation:**

Agricultural

**Zoning Bylaw and Designation:**

Agricultural One Zone 1  
8 ha MLS

**PREVIOUS APPLICATIONS:**  
NONE

**LOCAL GOVERNMENT RECOMMENDATIONS/COMMENTS:**

Forwarded with support of City Council

**PLANNER COMMENT:**

This proposal also requires a change to the zoning regulations.  
See separate planning report on Abbotsford Zoning Bylaw text changes (#MM-30389).

**STAFF COMMENTS:**

Staff supports the limited provision of food and beverage service as an ancillary use on the property. This being said, there must be some assurance that the service will not expand to become the dominant use of the property. Enforcement after the fact is very difficult, as the Commission knows, and staff would like some input from the applicant as to how it can be guaranteed that the proposal will not expand and will remain a supporting service and not the dominant use of the property.  
Measurable limits (seating capacity, service or eating area) may be one way to provide acceptable boundaries for the non-farm activity.

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**END OF REPORT**

Signature \_\_\_\_\_

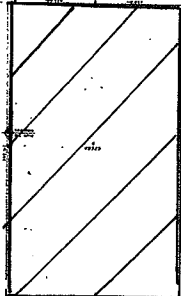
Date \_\_\_\_\_

ALR

SEC. 35 TP. 13

SPALLIN AVE

CLEHARRY AVE



Downes Rd.

ALR

SEC. 26 TP. 13

CONST: 20

