



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

May 19, 2006

Reply to the attention of Gordon Bednard

Frank Stadnyk
30414 Landing Road
Abbotsford, BC V4X 2B1

Dear Sir:

Re: Application # O-36527

PID: 011-106-94

Lot 7, Section 13, Township 14, New Westminster District, Plan 7274

The Provincial Agricultural Land Commission (the "Commission") has now concluded its review of your application to subdivide one (1) lot of approximately 1.1 ha from the property in accordance with its *Homesite Severance Policy* (copy attached). 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 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 subdivision being in substantial compliance with the attached plan;
- the construction of a fence along the eastern side of the new lot, consisting of 4 strand barb wire;
- agreement that the homesite lot not be sold for five (5) years except in the case of estate settlements. The Commission requires your commitment in this regard which can be done by signing below and returning to our office a copy of the letter. The Commission requires your commitment prior to it approving deposit of the subdivision plan;
- Commission approval for an increase in the size of the homesite lot or a change in its location deemed necessary by other approval agencies.
- 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 # **229/2006**.

If you wish to proceed on this basis please undertake the following steps:

1. Commence approval procedures of other agencies that must approve the subdivision.
2. Have a surveyor prepare the subdivision plan.
3. Obtain recent State of Title Certificate for the property.
4. Prepare a "Transfer of an Estate in Fee Simple" document indicating the transfer of the remainder of the property from you to the purchaser.
5. Prior to approaching the Registrar of Land Titles to register the subdivision please submit the following to this office:

- a) two (2) paper prints of the plan of subdivision
- b) the State of Title Certificate
- c) a copy of the "Transfer of an Estate in Fee Simple" document
- d) your signed commitment that the homesite lot will not be sold for five (5) years except in the case of estate settlements.
- e) proof of the completion of the fencing

When all the required documentation has been received the Commission will authorize the Registrar of Land Titles to accept the application for deposit of the subdivision plan.

Please quote your application number in any future correspondence.

Yours truly,

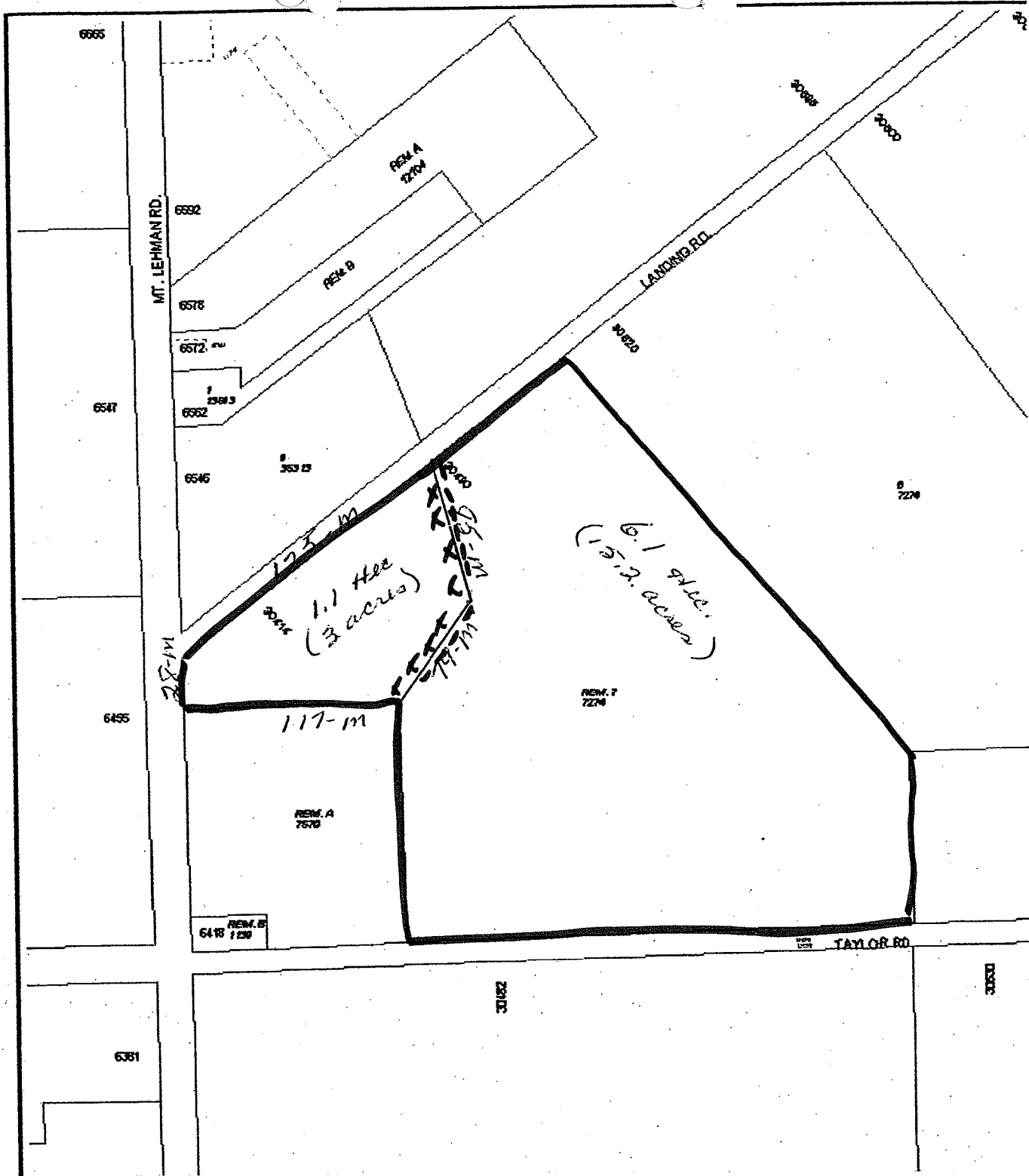
PROVINCIAL AGRICULTURAL LAND COMMISSION

Per:

Erik Karlsen, Chair

pc: City of Abbotsford - Attn: Mike Newall (# 3040-20/A05-007)

GB/lv/Encl.
365271d1



Agricultural Land Commission

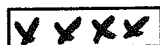
Application: O-36527
 Resolution # 229/2006



Subject property.



Approved 1.1 ha lot pursuant to the
 Homesite Severance Policy.



Location of fencing.



Staff Report
Application # MM – 36527
Applicant: Frank Stadnyk

DATE PREPARED: April 12, 2006

TO: Chair and Commissioners – South Coast Panel

FROM: Gordon Bednard, Regional Research Officer

PROPOSAL: To subdivide a 1.1 ha property from this 7.2 ha lot under the Commission's Homesite Severance Policy. The applicant has owned the lot since 1956.

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

BACKGROUND INFORMATION:

No previous applications on this property. Applicant appears to qualify for consideration under the Homesite Severance Policy.

Local Government:

City of Abbotsford

Legal Description of Property:

PID: 011-106-94

Lot 7, Section 13, Township 14, New Westminster District, Plan 7274

Purchase Date (m/d/y):

06/01/1956

Location of Property:

30414 Landing Road, Abbotsford

Size of Property:

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

Present use of the Property:

2 residences (both pre-date ALR), barn, 3 ha cleared land used for beef cattle operation

Surrounding Land Uses:

WEST: Park, residences and active farms in ALR
SOUTH: Blueberry farm, in ALR
EAST: Large greenhouse operation, in ALR
NORTH: Large greenhouse operation, 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 no comment or recommendation

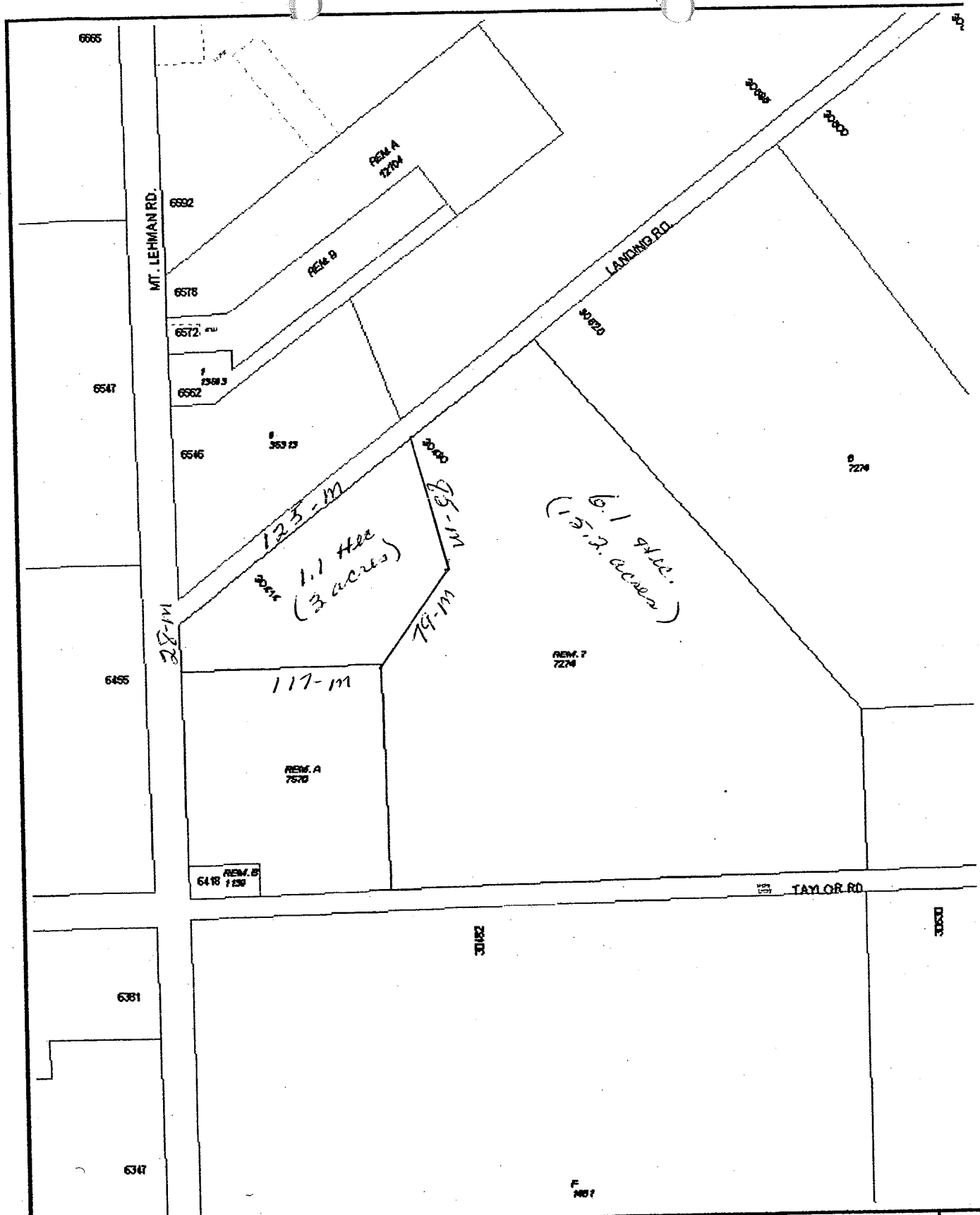
STAFF COMMENTS:


As the applicant qualifies for consideration under the HSS policy, unless the onsite inspection reveals why the proposed homesite lot should be smaller than that proposed, staff would recommend allowance with the standard conditions. Fencing and vegetative screening may not be needed in this case.

END OF REPORT

Signature

Date



Mt. Lehman Area
 **City of Abbotsford**

The information shown is for reference only. All data should be verified by associated legal survey plans and engineering drawings. See registered legal plans for details. LMP plans are prefixed by 'L'; BCP plans are prefixed by 'B'

