



Agricultural Land Commission
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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

Pieter & Anita de Bruin
28904 Fraser Highway
Abbotsford, BC V4X 1G8

Dear Sir/Madam:

Re: **Application # MM-36537**

PID: 024-484-636

Parcel 3 (Plan 4664), of the North West 1/4, Section 22, Township 13, New Westminster District, Plan 1284, EXCEPT Part in Reference Plan 10509;

PID: 024-484-628

That part of Lot 3, Lying South of the Highway on Plan 4664 of the North West 1/4 of, Section 22, Township 13, New Westminster District, Plan 1284, EXCEPT Part in Reference Plan 10509;

PID: 024-484-610

Lot 6, of the North West 1/4, of Section 22, Township 13, New Westminster District, Plan 1284, EXCEPT Part in Reference Plan 10509;

The Provincial Agricultural Land Commission (the "Commission") has now concluded its review of your application to consolidate and re-subdivide three properties into two lots to allow the creation of a small lot surrounding an existing residential dwelling. 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/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 Abbotsford at your earliest convenience.

The decision noted above is recorded as Resolution # **232/2006**.

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.

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Yours truly,

PROVINCIAL AGRICULTURAL LAND COMMISSION

Per:

Erik Kalsen, Chair

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

GB/lv/Encl.
36537d1.

FRASER HIGHWAY

Lot "B" (0.405ha)

Lot "A" (5.99 ha)

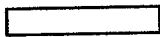
NORTH 2521 1/4 SECTION 22

REM. LOT 6 PLAN 3204

TOWNSHIP 13

REFERENCE PLAN 10509

Provincial Agricultural Land Commission
Application: MM-36537
Resolution # 232/2006



Approved subdivision/consolidation with
creation of 0.4 ha lot within the ALR

FILE NO.

A05-007

Jan 16,2006



Staff Report
Application # MM – 36537
Applicant: Peiter & Anita de Bruin

DATE PREPARED: April 12, 2006

TO: Chair and Commissioners – South Coast Panel

FROM: Gordon Bednard, Regional Research Officer

PROPOSAL: To consolidate and re-subdivide three properties into two lots. This would allow access to landlocked portions of the existing properties.

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

BACKGROUND INFORMATION:

Presently access across the front properties to the back lots is by easements. The Agricultural Advisory Committee recommended the smaller lot be allowed at 0.4 ha in size to maximize the land available for agriculture on the farm lot.

Local Government:

City of Abbotsford

Legal Description of Property:

1. PID: 024-484-636
Parcel 3 (Plan 4664), of the North West 1/4, Section 22, Township 13, New Westminster District, Plan 1284, EXCEPT Part in Reference Plan 10509;
2. PID: 024-484-628
That part of Lot 3, Lying South of the Highway on Plan 4664 of the North West 1/4 of, Section 22, Township 13, New Westminster District, Plan 1284, EXCEPT Part in Reference Plan 10509;
3. PID: 024-484-610
Lot 6, of the North West 1/4, of Section 22, Township 13, New Westminster District, Plan 1284, EXCEPT Part in Reference Plan 10509;

Purchase Date (m/d/y):

12/01/1999

Location of Property:

28904 Fraser Highway, Abbotsford

Size of Property:

6.3 ha in total (3 lots) (All lots are entirely within the ALR).

Present use of the Property:

residence, greenhouses, barns and pasture land

Surrounding Land Uses:

- WEST:** Forested and farm properties, in ALR
- SOUTH:** Larger developed farm properties, in ALR
- EAST:** Large and small rural residential and farm properties, in ALR
- NORTH:** Mixed rural residential and hobby farm properties, 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:

Agriculture

Zoning Bylaw and Designation:

Agriculture One Zone (A1)

PREVIOUS APPLICATIONS:
NONE

LOCAL GOVERNMENT RECOMMENDATIONS/COMMENTS:

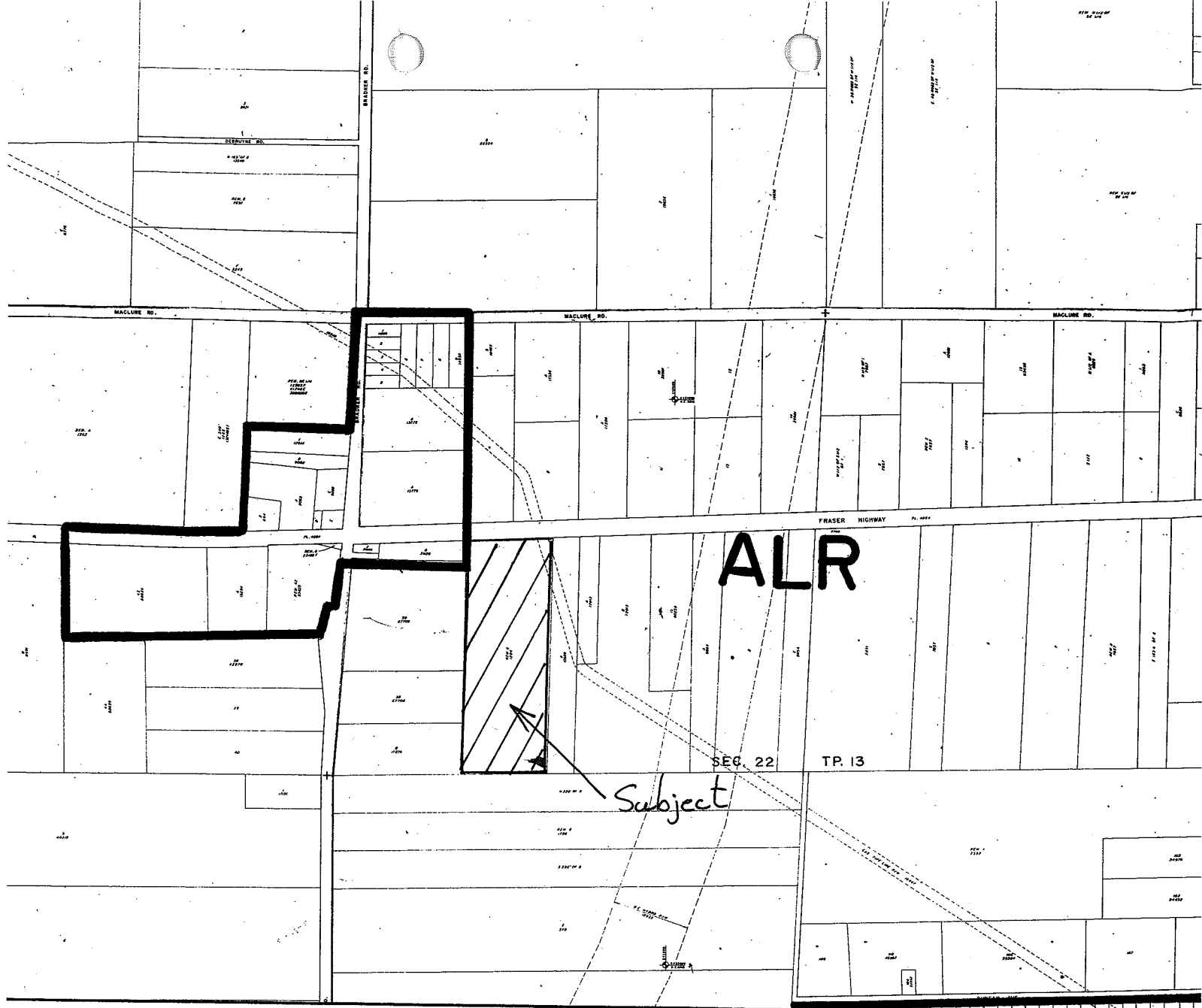
Forwarded with recommendation to allow only a 0.4 ha residential parcel.

STAFF COMMENTS:

Staff recommends allowance of the application with the condition that the smaller proposed parcel be reduced in size to 0.4 ha to maximize the remaining land available for farming.

END OF REPORT

Signature _____ **Date** _____



CONSTITUENT SHEET 19