



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

August 16, 2006

Reply to the attention of Gordon Bednard
ALC File: #MM - 36777

Geertje Fictorie
918 McKenzie Road
Abbotsford, BC V2S 7N5

Gail and Ted Bostrom
968 McKenzie Road
Abbotsford, BC V2S 7N5

Dear Sir and Mesdames:

Re: Application Subdivide Land in the Agriculture Land Reserve

Please find attached the Minutes of Resolution #404/2006 outlining the Commission's decision as it relates to the above noted application.

The Commission asks that you send two (2) paper prints of the final survey plan to this office. If acceptable, the Commission will authorize the Registrar of Land Titles to accept registration of the plan.

Yours truly,

PROVINCIAL AGRICULTURAL LAND COMMISSION

Per:

Erik Karlsen, Chair

cc: City of Abbotsford (File: 3040-20/A06-009)
Attention: Melissa Pryce

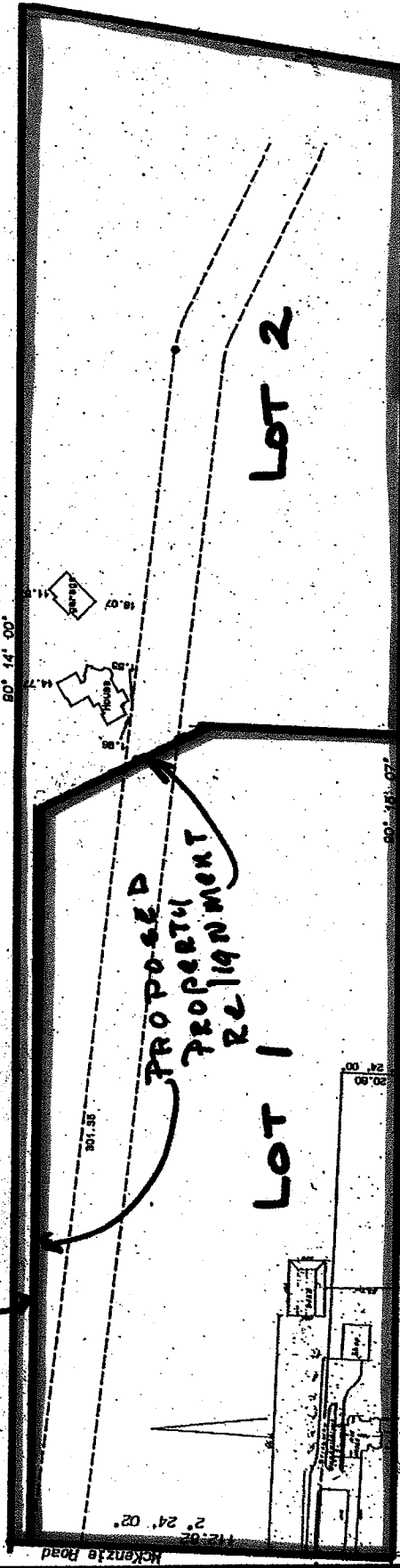
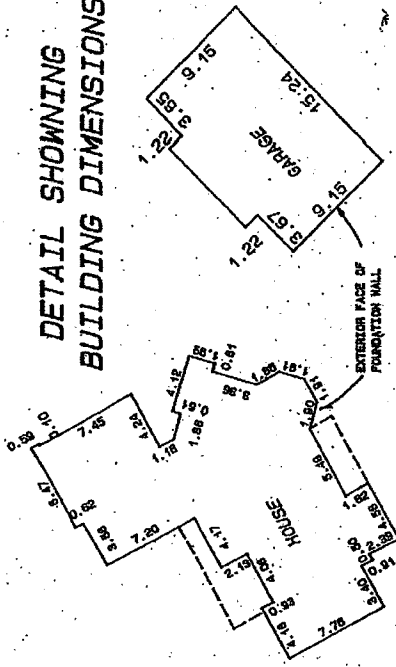
CF/lv/Encl.: Minutes
Plan

36777d1.

SITE SURVEY CERTIFICATE

Showing The Position of The Foundations on
LOT 5 Except Parcel A Reference Plan 3786
Section 10, Township 16, N.W.D. PLAN 2881.

SCALE 1:1500



This plan is not to be used for locating property boundaries. We accept no responsibility for the unauthorized use.

Arnold and Associates
2662 26th Avenue
Aldergrove, B.C.
Telephone: 458-2511

This certificate is not valid unless Messrs. Arnold & Associates July, 1999. File Number 1068.7ED

With respect to the improvements as shown and located this 15th day of July, 1999.
Rob H. D. D.
British Columbia Land Surveyor

Provincial Agricultural Land Commission
Application #MM-36777 (Fictorie/Bostrom)
Resolution #404/2006

Approved subdivision into two (2) 4.0 ha lots.



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IT WAS

MOVED BY: Commissioner Seitz

SECONDED BY: Commissioner Tomlinson

THAT the staff report be received and the application be approved.

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

CARRIED



Staff Report
Application # MM – 36777
Applicant: Geertje Fictorie and Gail Kathleen Bostrom
Agent: Ted Bostrom

DATE RECEIVED: June 26, 2006

DATE PREPARED: July 7, 2006

TO: Chair and Commissioners – South Coast Panel

FROM: Simone Rivers, Regional Research Officer

PROPOSAL: To adjust the boundaries of a 7.6 ha lot and a 0.4 ha lot to create two 4 ha lots.

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

BACKGROUND INFORMATION:

The applicants state that the boundary adjustment will allow for "greater sheep farming" because the small lot is not sufficient to allow the sheep to graze and also the lot line set backs limit the ability build farm buildings.

Local Government:

City of Abbotsford

Legal Description of Properties:

1. PID: 010-794-832
Lot 5, Parcel A, Section 10, Township 16, Reference Plan 3786, New Westminster District, Plan 2881

Owner: Geertje Fictorie

2. PID: 004-369-777
Lot 5, Section 10, Township 16, Reference Plan 3786, New Westminster District, Plan 2881, EXCEPT Parcel A

Owners: Geertje Fictorie (As to an undivided 284/1000 interest)
Gail Bostrom (As to an undivided 716/1000 interest)

Purchase Dates:

1. 1988
2. 2003

Location of Property:

918 & 968 McKenzie Road, Abbotsford

Size of Properties:

1. 0.4 ha (The entire property is in the ALR).
2. 7.6 ha (The entire property is in the ALR).

Present use of the Property:

1. The 0.4 ha property has a home, sheep ranch and several sheds and workshops..
2. The 7.6 ha property currently has one dwelling, a corn field and horse barn for hobby and boarding horses.

Surrounding Land Uses:

- WEST:** Road and raspberry farm (ALR)
SOUTH: Municipal gravel pit & private gravel pit (ALR)
EAST: Old railway bed and then a trout hatchery (ALR)
NORTH: Broccoli farm (ALR)

Agricultural Capability:

Data Source: Agricultural Capability Map # 92G/1e
The majority of the property is identified as having prime dominant ratings.

Official Community Plan and Designation:

Community Plan: Agricultural

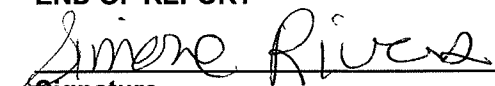
Zoning Bylaw and Designation:

Zoning Bylaw: Agricultural One Zone (A1)
Minimum lot size: 8ha

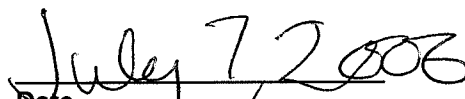
Attachments:

1. City of Abbotsford Council Report - Executive Committee (June 6, 2006)
2. City of Abbotsford - Minutes of the Agricultural Advisory Committee meeting held Wednesday May 17, 2006
3. Letter from applicants dated March 13, 2006 to District of Abbotsford Development Services Re: Property line relocation at 918 & 968 McKenzie Rd.
4. Map: 918/968 Present Use (#2)
5. Map: Relocated Property Line (#5)
6. Map: Site Survey Certificate showing proposed property realignment.
7. Map: ALR Constituent Map 25 (Fraser Valley Regional District) 1:10,000 scale.

END OF REPORT



Signature



Date