



Agricultural Land Commission
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January 10, 2007

Reply to the attention of Terra Kaethler
ALC File: # MM - 36971

City of Chilliwack
8550 Young Road
Chilliwack, BC V2P 8A4

Dear Sir/Madam:

Re: Application for Non-Farm Use in the Agricultural Land Reserve

Please find attached the Minutes of Resolution # 659/2006 outlining the Commission's decision as it relates to the above noted application. As agent, it is your responsibility to notify your client(s) accordingly.

Yours truly,

PROVINCIAL AGRICULTURAL LAND COMMISSION

Per:

Erik Karlsen, Chair

TK/lv/Encl.
36971d1



A meeting was held by the Provincial Agricultural Land Commission on December 19, 2006 in Fort Langley, B.C.

PRESENT:	Erik Karlsen	Chair
	Sylvia Pranger	Vice Chair
	Lorne Seitz	Commissioner
	John Tomlinson	Commissioner
	Mike Bose	Commissioner
	Tony Pellett	Staff
	Terra Kaethler	Staff

For Consideration

Application: # MM - 36971
 Applicant: City of Chilliwack
 Proposal: Develop sports fields and park facilities
 Legal: PID: 017-686-334
 Lot 2, District Lot 41, Section 11, Township 23, New Westminster
 District Group 2, Plan LMP3322
 Location: 5711 Unsworth Road, Chilliwack

Site Inspection

A site inspection was conducted on Tuesday, December 19, 2006. Those in attendance were:

- Commissioners: Erik Karlsen, Sylvia Pranger, Lorne Seitz, John Tomlinson, Mike Bose
- ALC Staff: Tony Pellett, Terra Kaethler
- Agent: Jerry Spencer, City of Chilliwack
- Jim Alkins, Director of Operations for School District # 33
- Mike Brass, Manager of Parks for the City of Chilliwack

Mr. Spencer confirmed that the staff report dated September 22, 2006 was received and no errors were identified.

Context

The proposal was weighed against the purposes of the Commission as stipulated in section 6 of the *Agricultural Land Commission Act* (the "Act"). They are:

1. to preserve agricultural land
2. to encourage farming on agricultural land in collaboration with other communities of interest, and
3. to encourage local governments, first nations, the government and its agents to enable and accommodate farm use of agricultural land and uses compatible with agriculture in their plans, bylaws and policies.

The Act provides processes for landowners, local governments and First Nations to apply to the Commission to remove land from the ALR or to use land in the ALR for non-farm purposes.

Discussion

Assessment of Agricultural Capability

In assessing agricultural capability, the Commission refers in part to agricultural capability mapping and ratings. The subject property is identified as Class 2 capability; land in this class has minor limitations that require good ongoing management practices or slightly restrict the range of crops, or both.

Assessment of Agricultural Suitability

The Commission next assessed whether the external factors such as encroaching non-farm development have caused or will cause the land to become unsuitable for agriculture. Although the Commission recognizes the increasing pressures of growth and urbanization in Chilliwack, the property is in an area with considerable agricultural activities, therefore the Commission does not consider that there are external factors that render the land unsuitable for agricultural use. The Commission determined that allowing this proposal could render the subject property unsuitable for agricultural use.

Assessment of Impact on Agriculture

The Commission also assessed the impact of the proposal against the long term goal of preserving agricultural land. It was considered that the expansion of non-farm uses in agricultural areas can initiate land use conflicts which have serious implications for agriculture, which compromise the agricultural potential of the area.

Further, it is suggested that in areas having prime capability ratings for agriculture, playing fields and park space is not an appropriate use of the ALR. It must be incumbent upon school districts, developers, and municipalities to ensure that future institutional and residential needs are accommodated in non-ALR areas through a community plan, rather than extending further into quality agricultural land. The Commission determined the proposal would impact existing or potential agricultural use of the property and surrounding lands.

Conclusions

1. That the land under application has agricultural capability
2. That the land under application is suitable for agricultural use.
3. That the proposal will impact agriculture.
4. That the proposal is inconsistent with the objective of the *Agricultural Land Commission Act* to preserve agricultural land.

IT WAS

MOVED BY: Commissioner Mike Bose

SECONDED BY: Commissioner John Tomlinson

THAT the application be refused as proposed.

CARRIED

Resolution # 659/2006