



**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

March 23, 2007

Reply to the attention of Jennifer Carson  
ALC File: #MM-37015

Richard and Carol Reddicopp  
c/o 7669 Evans Road  
Chilliwack, BC V2P 2N5

Dear Mr. and Mrs. Reddicopp:

**Re: Application to Subdivide land in the Agricultural Land Reserve**

Please find attached the Minutes of Resolution # 53/2007 outlining the Commission's decision as it relates to the above noted application.

Please send two (2) paper prints of the final survey plans to this office. When the Commission confirms that all conditions have been met, it will authorize the Registrar of Land Titles to accept registration of the plan. It will also confirm for the Registrar the area excluded from the ALR.

Yours truly,

PROVINCIAL AGRICULTURAL LAND COMMISSION

Per:

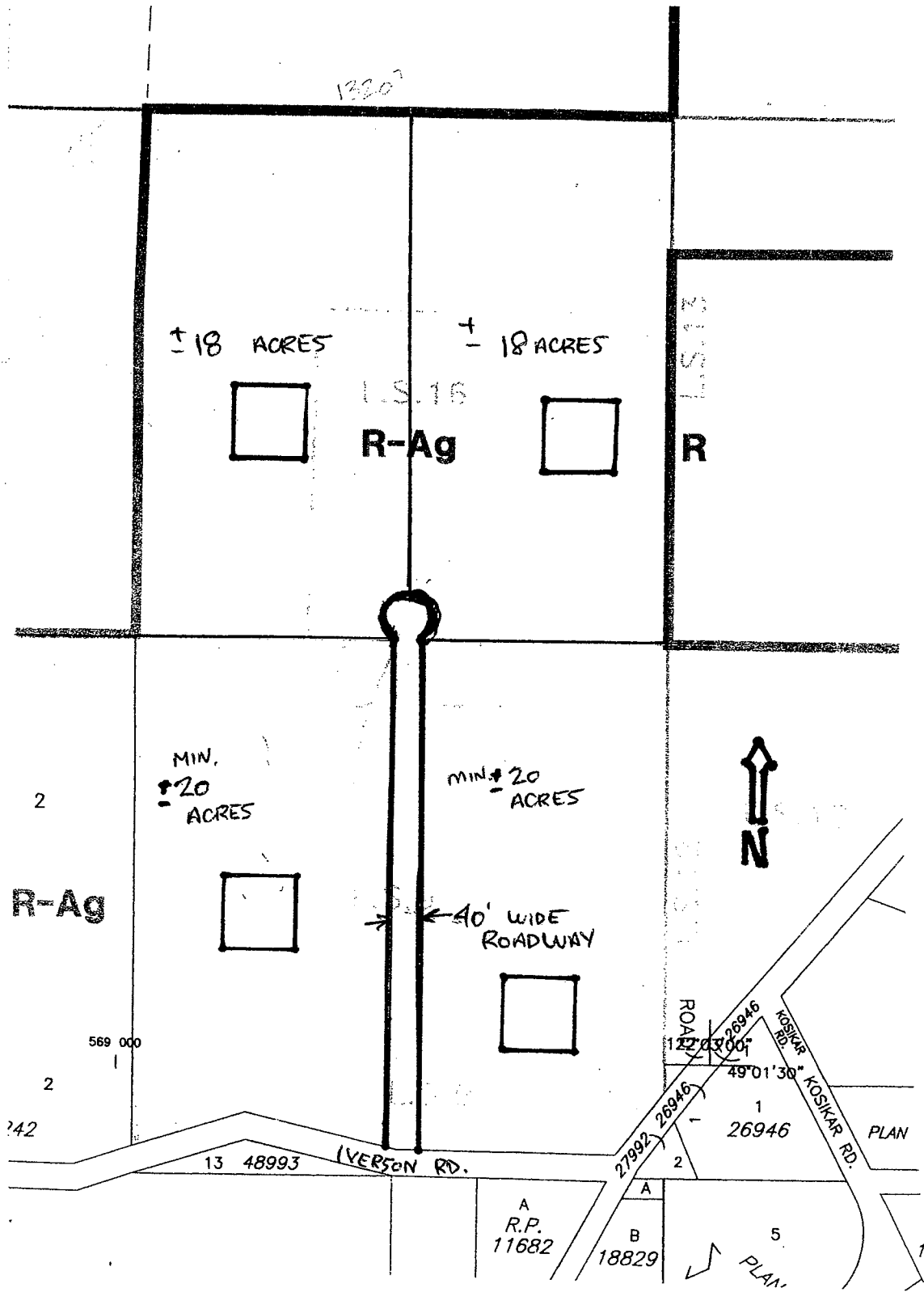
Erik Karlsen, Chair

cc: Fraser Valley Regional District (#3015-20-2006-02)

Enclosure: Minutes/Sketch Plan

JC/lv  
37015d1

RECEIVED  
PROV. AGRICULTURAL  
LAND COMMISSION  
OCT 18 2006



H.G. Sanborn & Associates Inc.  
Planning & Development Consulting



Note: not to scale



## MINUTES OF THE PROVINCIAL AGRICULTURAL LAND COMMISSION

---

**A meeting was held by the Provincial Agricultural Land Commission on February 21, 2007 in Chilliwack, B.C.**

<b>PRESENT:</b>	Sylvia Pranger	Chair, South Coast Panel
	Michael Bose	Commissioner
	John Tomlinson	Commissioner
	Terra Kaethler	Staff
	Tony Pellett	Staff
	Jennifer Carson	Staff

### **For Consideration**

Application: # MM- 37015  
Applicant: Richard and Carol Reddicopp  
Proposal: To subdivide to create four strata lots approximately two (2) at 7.2 ha and two (2) at 8 ha.  
Legal: PID: 013-493-779  
East 1/2 of the North East 1/4, Section 8, Township 22, New Westminster District, EXCEPT Firstly: Part on Plan 26946, Secondly: Part on Plan 48993  
Location: 1191 Iverson Road, Chilliwack

### **Site Inspection**

A site inspection was conducted on Wednesday February 21, 2007. Those in attendance were:

- Sylvia Pranger Chair, South Coast Panel
- Michael Bose Commissioner
- John Tomlinson Commissioner
- Terra Kaethler Staff
- Tony Pellett Staff
- Jennifer Carson Staff
- Richard Reddicopp Applicant
- Doug Reddicopp Son of applicant

Mr. Richard Reddicopp confirmed that the staff report dated October 18, 2007 was received and no errors were identified. One parcel would be for the applicants' son, one for the applicants' daughter, one for the applicant and there are no immediate plans for the remaining lot. The Commissioners walked to the western most boundary of the existing property and identified a steep slope making up the majority of the proposed northern properties. The Commissioners also noted that most of the good agricultural land would be contained within the proposed south-eastern property.

### **Discussion**

#### **Assessment of Agricultural Capability**

In assessing agricultural capability, the Commission refers in part to agricultural capability mapping and ratings. The ratings are interpreted using the Canada Land Inventory (CLI),

'Soil Capability Classification for Agriculture' system, or the BC Land Inventory (BCLI), 'Land Capability Classification for Agriculture in B.C.' system.

The majority of the agricultural capability of the soil of the subject property has Secondary ratings. The soil classifications of the property include the following classes and subclasses.

Class 3 – Land in this class has limitations that require moderately intensive management practices or moderately restrict the range of crops, or both.

Class 4 – Land in this class has limitations that require special management practices or severely restrict the range of crops, or both.

Class 5 – Land in this class has limitations that restrict its capability to producing perennial forage crops or other specially adapted crops.

Class 7 – Land in this class has no capability for arable or sustained natural grazing

#### Subclasses

A	soil moisture deficiency	P	stoniness
R	shallow soil / bedrock outcroppings	T	topography

#### **Assessment of Agricultural Suitability**

The Commission assessed whether the external factors such as encroaching non-farm development have caused or will cause the land to become unsuitable for agriculture. Through the onsite visit, the Commission found that the more agriculturally suitable lands were located in the south-eastern corner of the subject property which would be located within one of the proposed lots, thus keeping the best agricultural land as a unit in one property. The Commission does not believe there are external factors that render the land 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. As discussed briefly onsite with the applicant it may be prudent for the applicant to build a house on the less agriculturally capable lands in the proposed lot in order to reduce the impact on the better agricultural lands. The Commission believes the proposal would not impact existing or potential agricultural use of surrounding lands.

#### **Conclusions**

That the proposal will not adversely impact agriculture.

**IT WAS**

**MOVED BY:** Commissioner Tomlinson

**SECONDED BY:** Commissioner Bose

THAT the application be allowed.

AND THAT the approval is subject to the following conditions:

- the subdivision be in substantial compliance with the plan submitted with the application
- the subdivision must be completed within three (3) years from the date of this decision.

This decision does not relieve the owner or occupier of the responsibility to comply 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.

**CARRIED**

**Resolution # 53/2007**

D



C

**Staff Report**  
**Application # MM – 37015**  
**Applicant: Richard and Carol Reddicopp**

**DATE RECEIVED:** October 18, 2006

**DATE PREPARED:** November 30, 2006

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

**FROM:** Simone Rivers, Land Use Planner

**PROPOSAL:** To subdivide to create four strata lots approximately two (2) at 7.2 ha and two (2) at 8 ha. One parcel would be for the applicants' son, one for the applicants' daughter and one for the applicant.

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

**BACKGROUND INFORMATION:**

**Local Government:**

Fraser Valley Regional District

**Legal Description of Property:**

PID: 013-493-779

East half of the North East Quarter, Section 8, Township 22, EXCEPT: Firstly: Part on Plan 26946, Secondly: Part on Plan 48993, New Westminster District,

**Purchase Date:**

2004

**Location of Property:**

1191 Iverson Road, Chilliwack

**Size of Property:**

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

**Present use of the Property:**

Mobile Home, half of the property is cleared, grazing and grass production

**Surrounding Land Uses:**

**WEST:** Residential use forested property  
**SOUTH:** Iverson Road and Residential use  
**EAST:** Small holdings with minor agricultural use  
**NORTH:** Vedder Mountain and heavy forest property

**Agricultural Capability:**

Data Source: Agricultural Capability Map # 92G/1a  
The majority of the property is identified as having Mixed Prime and Secondary ratings.

**Official Community Plan and Designation:**

Official Settlement Plan for Electoral area "E", Regional District of Fraser-Cheam Bylaw No. 400 (1982) designates the property as Agricultural

**Zoning Bylaw and Designation:**

Zoning Bylaw for Electoral Area "E", 1976 of the Regional District of Fraser-Cheam designates the property as Rural-Agriculture (R-Ag)  
Minimum Lot Size: 4 ha

**ADJACENT APPLICATIONS:**

**Application #36773-0**

**Applicant:** Moraw, Franz & Caroline  
**Decision Date:** July 19, 2006  
**Proposal:** To subdivide a 0.80 ha homesite from the 3.23 ha parcel and sell the remainder to the owners' son who will continue to farm the property.  
**Decision:** Approved with the severance parcel being located south of the panhandle and the farm road to the remainder parcel, with the size of the severance parcel not to exceed 0.8 ha.


**LOCAL GOVERNMENT RECOMMENDATIONS/COMMENTS:**

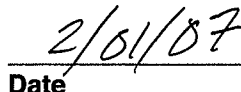
Fraser Valley Regional District Board: The Regional Board forwarded the application with no objection

**ATTACHMENTS:**

- Memorandum: Local Government Staff Report: Dated September 6, 2006 4 pages - (Submitted by Fraser Valley Regional District.)
- Land Reserve Commission Submission Package - Mr. and Mrs. Reddicopp - including sketch of proposed strata subdivision 2-pages) (Submitted by the applicant)
- ALC Context Map - 92G/1 1:50,000 (Created by ALC Staff)
- Airphoto - 1:10,000 (Created by ALC Staff)

**END OF REPORT**

  
Signature

  
Date