



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 27, 2007

Reply to the attention of Jennifer Carson
ALC File: #MM - 37018

Woodside Farms
4061 Lougheed Farms
Agassiz, BC V0M 1A1

Dear Sir:

Re: Application to Subdivide land in the Agricultural Land Reserve

Please find attached the Minutes of Resolution # 86/2007 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.

Yours truly,

PROVINCIAL AGRICULTURAL LAND COMMISSION

Per:

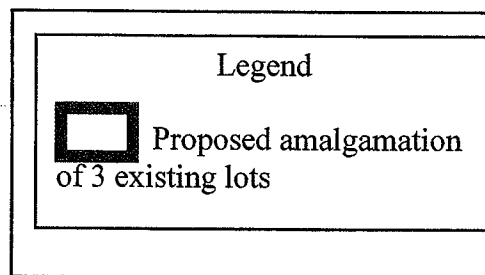
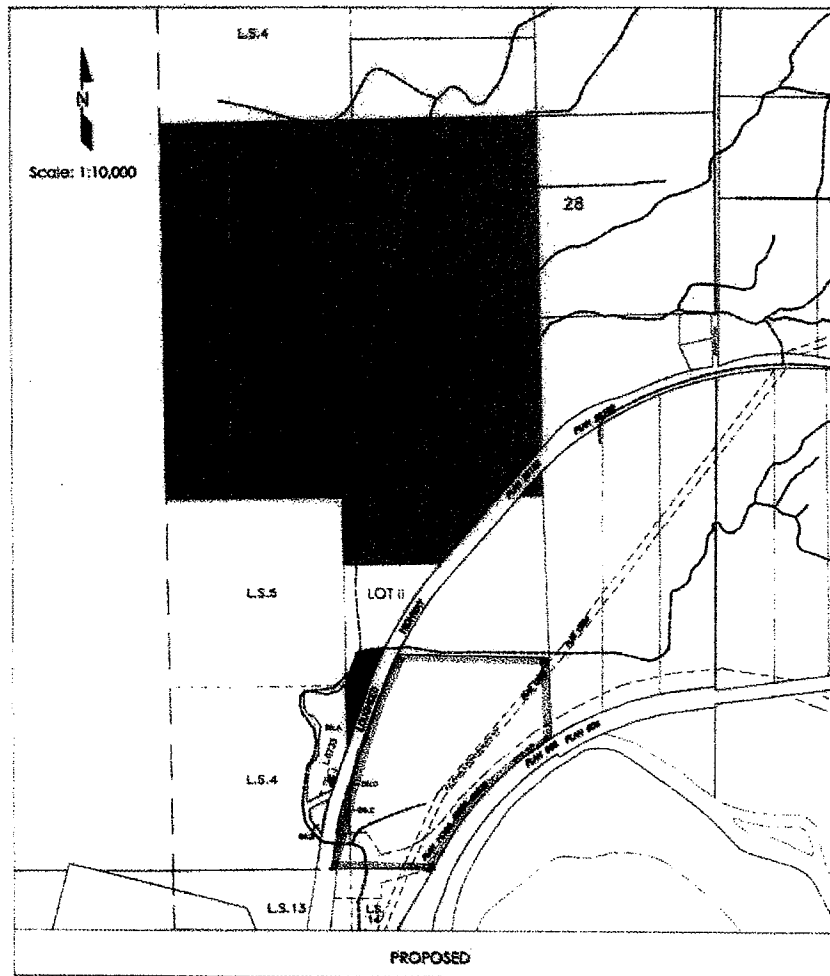
Erik Karlsen, Chair

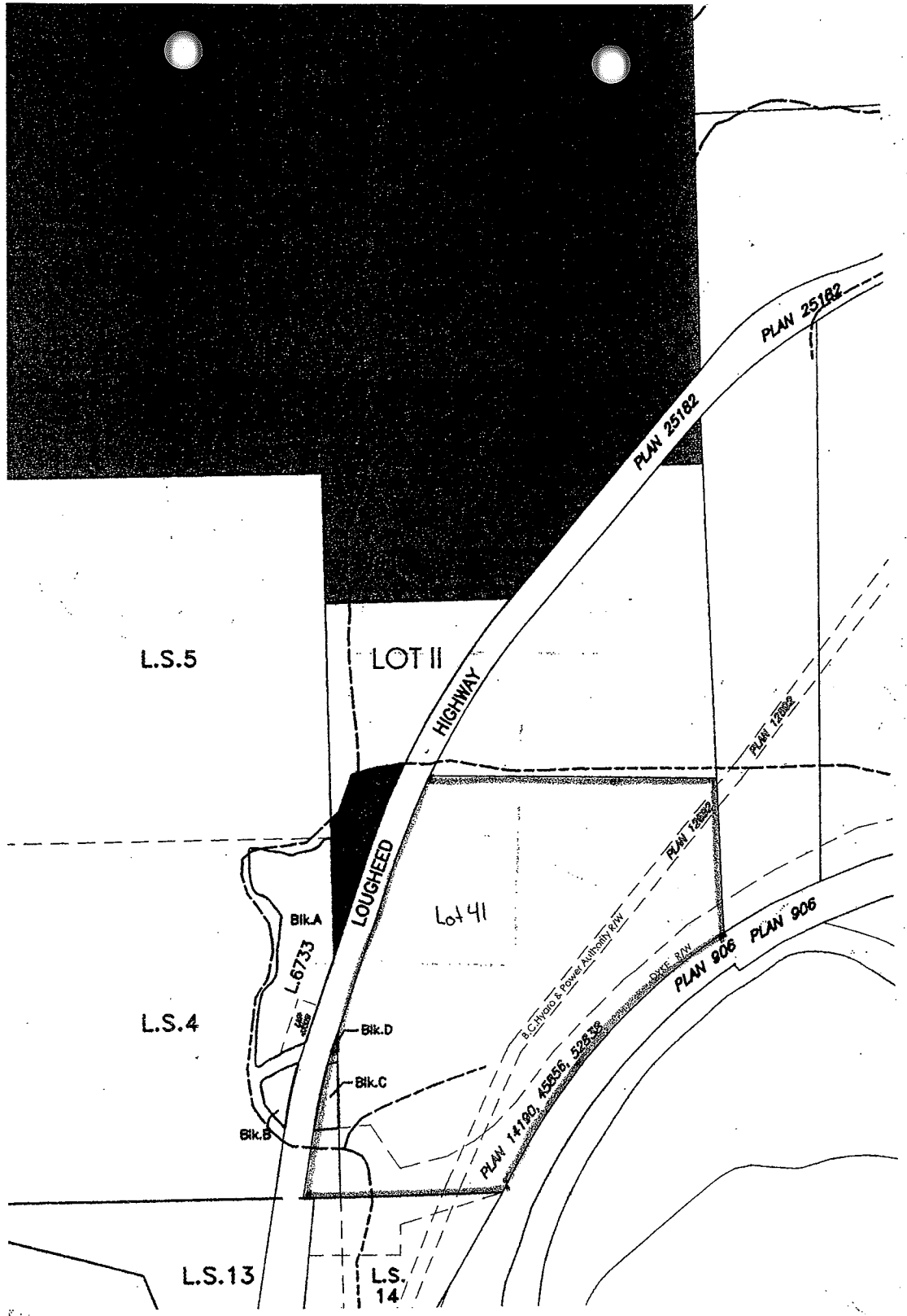
cc: The Corporation of the District of Kent (#S06-006)

Enclosure: Minutes/Sketch Plan

JC/lv
37018d1

**Sketch of Boundary Adjustment for ALC Application #MM-37018 Allowed by the
Agricultural Land Commission (Resolution #86/2007)**







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.

PRESENT: Michael Bose Commissioner
John Tomlinson Commissioner
Terra Kaethler Staff
Tony Pellett Staff
Jennifer Carson Staff

ABSENT: Sylvia Pranger Chair, South Coast Panel

For Consideration

Application: # MM- 37018
Applicant: Woodside Farms
Proposal: To increase the 62.39 ha farm to allow for future expansion (Boundary adjustment) to subdivide isolated limited use property of 0.48 ha from 7.96 ha parcel.
Legal: 1. PID: 005-344-701
Lot 39, Yale Division of Yale District, EXCEPT Part on Highway Plan 25182, Section 28, Township 3, Range 29, W6M, Plan 3233
2. PID: 001-398-725
The North West 1/4, Section 28, Township 3, Range 29, W6M, New Westminster District, EXCEPT Part shown Highway on Plan 25182
Location: 4061 Lougheed Highway, Agassiz

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
- Duane Post Applicant
- Calvin Post Applicant
- Sam Post Applicant

The Commissioners and staff walked the property with Duane Post and met up with Sam Post (Duane's father). The areas visited by the Commission were where all the new property boundaries would be placed. The rationale behind the proposal was that the 0.5 ha property has the natural boundary of a drainage system/ creek running through it. Further, the boundary adjustment proposed to increase the larger lot to 64 ha was to increase the amount of arable land for the farming operations on the larger property. The 5.9 ha would contain the father's homesite and some land that is not arable as it contains a bog. The applicants mentioned that they own 6 properties in the area. Upon speaking with the Commissioners they mentioned that they would be open to amalgamating three of them in order to be permitted to follow through with the proposal on their application.

The applicant confirmed that the staff report dated December 4, 2006 was received and no errors were identified.

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 improved ratings for the agricultural capability classifications of the subject property are:

Class 2 – Land in this class has minor limitations that require good ongoing management practices or slightly 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

T topography
W excess water

Assessment of Impact on Agriculture

The Commission also assessed the impact of the proposal against the long term goal of preserving agricultural land. The Commissioners felt that by amalgamating the three properties, as well as enlarging the biggest property in question for increasing farm production would be beneficial to agriculture. The Commission believes the proposal would positively impact existing or potential agricultural use of surrounding lands.

Conclusions

1. That the land under application has agricultural capability and is appropriately designated as ALR.
2. That the land under application is suitable for agricultural use.
3. That the proposal will positively impact agriculture.
4. That the proposal is consistent with the objective of the *Agricultural Land Commission Act* to preserve agricultural land.

IT WAS

MOVED BY: Commissioner Bose

SECONDED BY: Commissioner Tomlinson

THAT the application be allowed with conditions.

AND THAT the approval is subject to the following conditions:

- Consolidation of the following three properties:
 - PID: 008-892-172
Lot D, Plan 26251, District Lot 6733, New Westminster Land District
 - PID: 008-892-164
Lot C, Plan 26251, District Lot 6733, New Westminster Land District
 - PID: 006-824-081
Lot 41, Plan 3233, District Lot 31, Section 28/34, Township 3, Range 29, Meridian W6, Yale Division of Yale Land District, Except Plan 14190 25182
- 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 # 86/2007



Staff Report
Application # MM – 37018
Applicant: Woodside Farms

DATE RECEIVED: October 19, 2006

DATE PREPARED: December 4, 2006

TO: Chair and Commissioners – South Coast Panel

FROM: Terra Kaethler, Land Use Planner

PROPOSAL: The proposal is two parts: 1) To adjust the boundary between parcel one (62.4 ha) and parcel two (8 ha) to increase parcel one by approximately 1.5 ha to allow for future agricultural expansion; 2) To subdivide an isolated 0.5 ha from the remaining parcel two. This joint proposal would create three lots of 64 ha, 5.9 ha and 0.5 ha.

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

BACKGROUND INFORMATION:

Local Government:

The Corporation of the District of Kent

Legal Description of Property:

1. PID: 005-344-701
Lot 39, Yale Division of Yale District, EXCEPT Part on Highway Plan 25182, Section 28, Township 3, Range 29, W6M, Plan 3233;
2. PID: 001-398-725
The North West 1/4, Section 28, Township 3, Range 29, W6M, New Westminster District, EXCEPT Part shown Highway on Plan 25182

Purchase Date :

April 25, 1997

Location of Property:

4061 Lougheed Highway, Agassiz

Size of Property:

1. 62.4 ha (Partial property is in the ALR).
2. 8 ha (The entire property is in the ALR).

BACKGROUND INFORMATION:

Present use of the Property:

Agricultural

Surrounding Land Uses:

WEST: Mountainous
SOUTH: Agricultural
EAST: Agricultural
NORTH: Agricultural

Agricultural Capability:

Data Source: Agricultural Capability Map # 92H/4f & 92H/5c
The property is identified as having Mixed Prime and Secondary ratings.

Official Community Plan and Designation:

OCP: Bylaw No. 1207

Zoning Bylaw and Designation:

Zoning: Bylaw No. 1219
Designation: A- Agricultural
Minimum Lot Size: 2 ha

RELEVANT APPLICATIONS:

Application #35652-0

Applicant: Wikkerink, Gary & Katherine

Decision Date: January 06, 2005

Proposal: To adjust the boundaries between the 42.4 ha property owned by the Wikkerinks and the property to the North owned by Armstrong Sand and Gravel to attach a 6 ha portion of the Wikkerinks land to the Armstrong property to provide access to lands beyond.

Decision: THAT the proposed subdivision be allowed as submitted, subject to consolidation of the subdivided area with the adjacent lands owned by or being sold to Armstrong Sand & Gravel Ltd. AND THAT authorization be given for the subdivided portion of the subject property to be used to provide road access to the non-ALR land to the west of the subject property.

LOCAL GOVERNMENT RECOMMENDATIONS/COMMENTS:

- The Council of the District of Kent forwarded the application with support as recommended by the Approving Officer for submission to the Agricultural Land Commission for their consideration.

STAFF COMMENTS:

- The proposed 0.5 ha parcel for subdivision from lot two appears to have a mix of Class 2, 4 and 7. A site visit will help determine the capability of this area for agriculture.

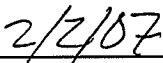
ATTACHMENTS:

- ALR Base Map # 92H/4
- ALR Agricultural Capability Map # 92H/4f, #92H/5c
- Aerial Photo – ALC Context Map 92H/4
- Sketch of existing and proposed areas

END OF REPORT



Signature



Date