



Agricultural Land Commission
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March 21, 2007

Reply to the attention of Jennifer Carson
ALC File: #MM - 37070

James Cartmell
10171 Young Road
Chilliwack, BC V2P 8C3

Dear Mr. Cartmell:

Re: Application to make a Boundary Adjustment in the Agricultural Land Reserve

Please find attached the Minutes of Resolution # 81/2007 outlining the Commission's decision as it relates to the above noted application.

Yours truly,

PROVINCIAL AGRICULTURAL LAND COMMISSION

Per:

Erik Karlsen, Chair

cc: City of Chilliwack (#3370-20ALR00158)
Dave and Virginia Hallett, 10183 Young Road, Chilliwack, BC V2P 8C3

Enclosure: Minutes

JC/lv
37070d1



MINUTES OF THE PROVINCIAL AGRICULTURAL LAND COMMISSION

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

PRESENT:	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- 37070
Applicant: James Cartmell
Proposal: To adjust the boundary between a 4.46 ha lot and a 0.28 ha lot to create a 4.36 ha lot and a 0.38 ha lot.
Legal: 1. PID: 023-520-850
Lot 2, District Lot 372, New Westminster District, Group 2, Plan LMP29820
2. PID: 023-520-833
Lot 1, District Lot 372, New Westminster District, Group 2, Plan LMP29820
Location: Located at 10171 Young Road and 10183 Young 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
- Barry Cartmell Applicant
- Dave Hallett Next door neighbor.

The Commission met with the applicant and his next door neighbour who would be buying the land from Mr. Cartmell in order to create more of a buffer for the residence from the agricultural land and any farming activities. The barn which was in the aerial photo the Commission received has been taken down with only the foundation left to be removed. The property was formerly used to raise cattle, but is now in corn production. Mr. Cartmell has also grown berries on the property. The applicant felt the boundary adjustment would clean up the boundaries in that the back of Mr. Hallett's property would be in line with his neighbour's property.

The applicant confirmed that the staff report dated December 27, 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.

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 agricultural capability of the soil of the subject property is:

Class 1 – Land in this class either has no or only very slight limitations that restrict its use for the production of common agricultural crops.

Class 2 – Land in this class has minor limitations that require good ongoing management practices or slightly restrict the range of crops, or both.

Subclasses

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. The Commission does not believe there are external factors that render the land unsuitable for agricultural use and would prefer to see the parent parcel remain as large as possible.

Assessment of Impact on Agriculture

The Commission also assessed the impact of the proposal against the long term goal of preserving agricultural land. The Commission felt that the boundary adjustment would have a negative impact on agriculture as it would reduce the amount of land available for agricultural purposes. The Commission believes the proposal would impact existing or potential agricultural use of surrounding lands.

Other Considerations

Upon review of the previous application involving the property, the Commission concurs with the earlier Commission's decision regarding the location of the existing lot. Deviating from the previous Commission's decision would be inappropriate.

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 adversely impact agriculture.
4. That the proposal is inconsistent with the objective of the *Agricultural Land Commission Act* to preserve agricultural land.
5. The earlier decision of the Commission to place the boundary where it did was appropriate and should be upheld.

IT WAS

MOVED BY: Commissioner Tomlinson

SECONDED BY: Commissioner Bose

THAT the application be refused.

CARRIED

Resolution # 81/2007



Staff Report
Application # MM – 37070
Applicant: James Cartmell

DATE RECEIVED: November 16, 2006

DATE PREPARED: December 27, 2006

TO: Chair and Commissioners – South Coast Panel

FROM: Simone Rivers, Land Use Planner

PROPOSAL: To adjust the boundary between a 4.46 ha lot and a 0.28 ha lot to create a 4.36 ha lot and a 0.38 ha lot.

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

BACKGROUND INFORMATION:

Local Government:

City of Chilliwack

Legal Description of Property:

1. PID: 023-520-850
Lot 2, District Lot 372, New Westminster District Group 2, Plan LMP29820
2. PID: 023-520-833
Lot 1, District Lot 372, New Westminster District Group 2, Plan LMP29820

Location of Property:

Located at 10171 Young Road and 10183 Young Road, Chilliwack

Size of Property:

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

Present use of the Property:

Residence, farmland, small shop

Surrounding Land Uses:

WEST: Hope Slough Indian Reserve #3
SOUTH: Residence, field crops
EAST: Residential
NORTH: Residential

Agricultural Capability:

Data Source: Agricultural Capability Map # 92H/4e
The majority of the property is identified as having Prime Dominant ratings.

Official Community Plan and Designation:

City of Chilliwack Official Community Plan (1998)
Designation: N/A

Zoning Bylaw and Designation:

City of Chilliwack Zoning Bylaw No. 2800 (2001)
Designation: AL (Agricultural Lowland Zone)
Minimum Lot Size: 0.809 ha

PREVIOUS APPLICATIONS:

Application #30174-0

Applicant: Cartmell, James
Decision Date: December 04, 1995
Proposal: To subdivide a 0.33 ha parcel in the north east corner of the 4.3 ha parcel and consolidate the remnant with the smaller 0.5 ha property to the rear.
Decision: Allowed as requested.

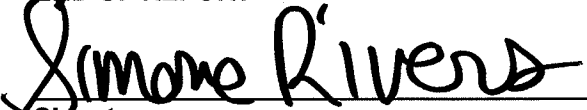
LOCAL GOVERNMENT RECOMMENDATIONS/COMMENTS:

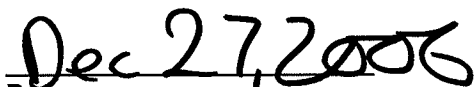
No comments or recommendations

ATTACHMENTS:

Letter dated October 2, 2006 from the applicants describing the rationale behind the proposal.
A portion of the Local Government Report (Recommendation and Substantiation) (submitted by the City of Chilliwack)
ALC Context Map - Fraser Valley Regional District Constituent Map # 31 - 1:10,000 (created by ALC Staff)
Air photo showing proposed boundary adjustment (submitted by the City of Chilliwack)

END OF REPORT


Signature


Date