



Agricultural Land Commission
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May 30, 2007

Reply to the attention of Jennifer Carson
ALC File: MM-37324

Krahn Engineering
201-34609 Delair Road
Abbotsford, B.C. V2S 2E1

Vanderpol Enterprises Inc.
3911 Mt. Lehman Road
Abbotsford, BC V4X 2N1

Dear Sirs:

Re: Application to Exclude land from the Agricultural Land Reserve

Please find attached the Minutes of Resolution # 248/2007 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.

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:

A handwritten signature in black ink, appearing to read 'Erik Karlsen', is written over a white background. The signature is fluid and cursive, with a long, sweeping tail that extends to the right.

Erik Karlsen, Chair

cc: City of Abbotsford (3040-20/A07-004)

Enclosure: Minutes/Sketch Plan

JC/37324d1

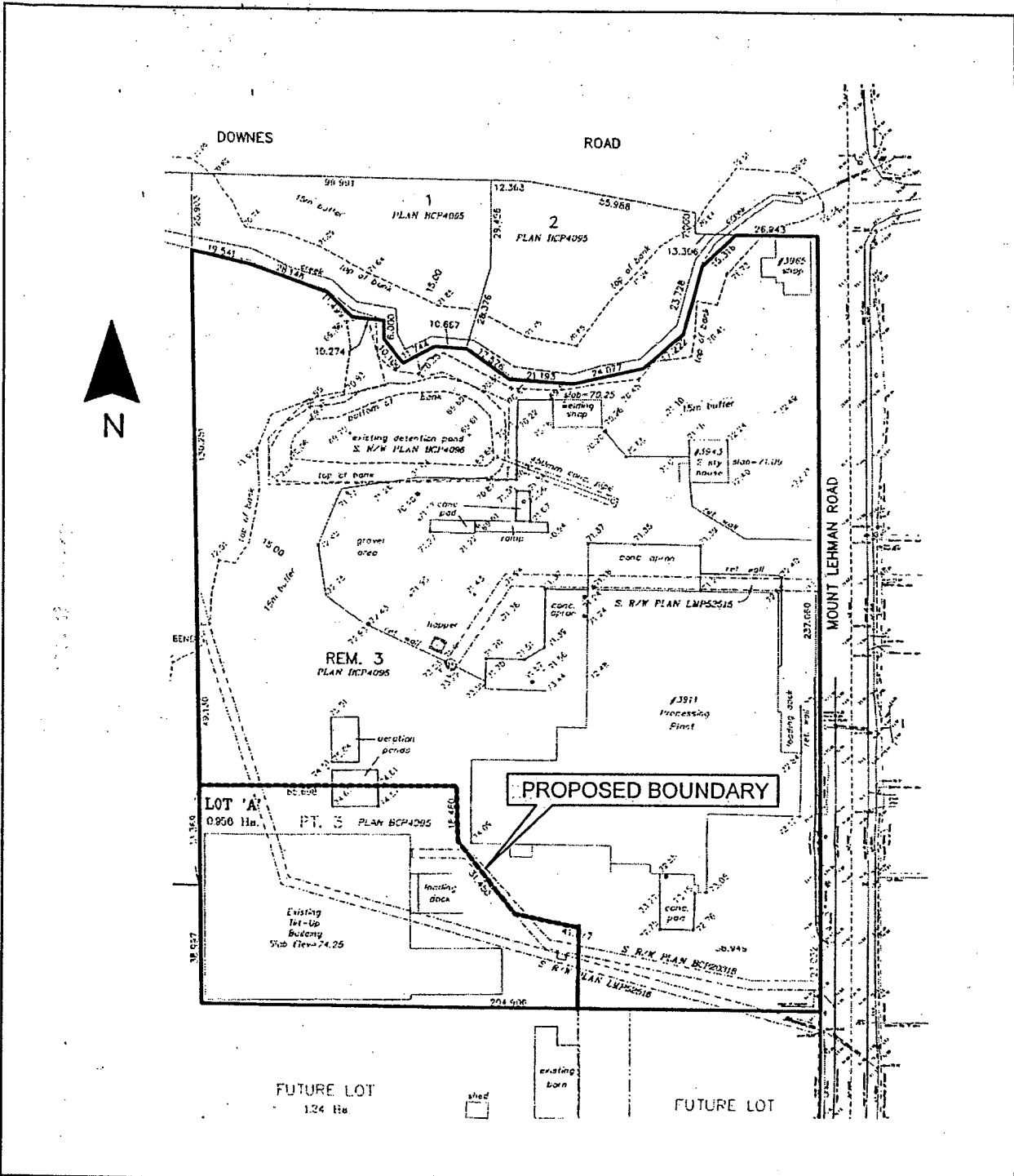


FIGURE 2 PROPOSED SUBDIVISION

ADDRESS: 3911 Mt. Lehman Road
 APPLICANT: Krahn Engineering
 Glenn Froese - contact



Development Services Department - Development Approvals

FILE NO.

3040-20 / A07-004

February 9, 2007



MINUTES OF THE PROVINCIAL AGRICULTURAL LAND COMMISSION

A meeting was held by the Provincial Agricultural Land Commission on May 22, 2007 in Chilliwack, B.C.

PRESENT:	Sylvia Pranger	Chair, South Coast Panel
	Michael Bose	Commissioner
	Erik Karlsen	Commissioner
	Tony Pellett	Staff
	Jennifer Carson	Staff

For Consideration

Application: # MM- 37324
Applicant: Vanderpol Enterprises Inc.
Agent: Krahn Engineering
Proposal: To subdivide the subject property to separate the milk and egg processing from the fruit processing plant into separate entities.
Legal: PID: 025-603-825
Lot 3, Section 26, Township 13, New Westminster District, Plan BCP4095
Location: 3911 Mt. Lehman Road, Abbotsford

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

In response to the City of Abbotsford "block" application #MM-35445, the Commission has conditionally approved this property for exclusion from the ALR.

Conclusion

Because the Commission has already agreed with exclusion of this property from the ALR, the question of subdivision is immaterial.

IT WAS

MOVED BY: Commissioner Bose
SECONDED BY: Commissioner Karlsen

THAT the application be allowed.

AND THAT the approval is subject to the following conditions:

- the subdivision must 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 unless the land has been excluded from the ALR prior to that time limit.

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 # 248/2007



Staff Report
Application # MM – 37324
Applicant: Vanderpol Enterprises Inc.
Agent: Krahn Engineering

DATE RECEIVED: March 30, 2007

DATE PREPARED: May 8, 2007

TO: Chair and Commissioners – South Coast Panel

FROM: Jennifer Carson, Land Use Planner

PROPOSAL: To subdivide the subject property to separate the milk and egg processing from the fruit processing plant into separate entities. This application is made pursuant to section 21(2) of the *Agricultural Land Commission Act*.

BACKGROUND INFORMATION:

Local Government:

City of Abbotsford

Legal Description of Property:

PID: 025-603-825

Lot 3, Section 26, Township 13, New Westminster District, Plan BCP4095

Purchase Date:

January 1987

Location of Property:

3911 Mt. Lehman Road, Abbotsford

Size of Property:

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

Present use of the Property:

Milk/egg processing plants, fruit processing plant

Surrounding Land Uses:

WEST: Agricultural

SOUTH: Agricultural

EAST: Agricultural

NORTH: Agricultural

Agricultural Capability:

Data Source: Agricultural Capability Map # 92G/1d
The majority of the property is identified as having Prime Dominant ratings.

Official Community Plan and Designation:

OCP Designation: Agricultural

Zoning Bylaw and Designation:

Zoning: Bylaw (1996)
Designation: General Industrial Zone (I2)
Minimum Lot Size: 0.2 ha

PREVIOUS APPLICATIONS:

Application #28428-0

Applicant: Matsqui
Decision Date: December 09, 1993
Proposal: The Corporation of Matsqui proposed to construct a lift station and a sanitary sewer line to service properties in the area.
Decision: Allowed subject to conditions.

Application #25663-0

Applicant: Steinco Industries Ltd.
Decision Date: October 21, 1991
Proposal: Proposed to realign the property boundaries between the two properties into two new lots of 3.5 ha and 5.4 ha.
Decision: Allowed.

Application #22291-0

Applicant: Steinco Industries Ltd.
Decision Date: August 12, 1988
Proposal: Proposed to adjust the property boundaries between the two properties from 2.7 ha and 2.0 ha to 2.2 ha and 2.5 ha, and expand an existing egg processing plant by adding on loading docks, a cooler and grading facility all to be located on the 2.5 ha property.
Decision: Allowed.

Application #09256-0

Applicant: A. R. Wiebe Lands Ltd.
Decision Date: October 24, 1979
Proposal: Proposed to construct a 12,274 sq. ft. extension to the food processing plant.
Decision: Allowed.

RELEVANT APPLICATIONS:

Application #33672-0

Applicant: Vanderpol's Eggs Ltd

Decision Date: March 09, 2001

Proposal: To re-align legal lot boundaries on three properties within the ALR to create once residential parcel of 0.669 ha, one residential parcel of 0.499 ha. and an agricultural remainder (the egg farm) of 4.55 ha.

Decision: The Commission approved the lot boundary subdivision/consolidation as proposed.

Application #35445-0

Applicant: Abbotsford

Decision Date: July 20, 2005

Proposal: Exclusion.

Decision: Allow partial exclusion with conditions.

Application #36869-0

Applicant: BC Hydro & Power Authority

Decision Date: August 30, 2006

Proposal: To establish a new substation in the Mt. Lehman area in the City of Abbotsford.

Decision: Allow subject to buffering (6' chain link with barb wire, single row cedars) along western boundary.

LOCAL GOVERNMENT RECOMMENDATIONS/COMMENTS:

Council:

City of Abbotsford Council forwarded the application with a recommendation of support

Local Government Staff:

Recommended forwarding the application to the ALC with support.

STAFF COMMENTS:

It is recommended that the Commission consider the following:

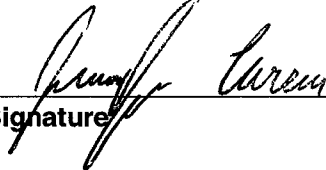
- There have been numerous previous proposals on the subject property.
- A site visit will help to determine whether or not this proposal is of benefit to agriculture.

ATTACHMENTS:

1. Base Map
2. Agricultural Capability Map
3. Aerial Photograph
4. Sketch of Proposal

END OF REPORT

Signature



Date

