



**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

September 28, 2007

Reply to the attention of Jennifer Carson  
ALC File: MM-37578

Verdonk Bros. Farms Ltd.  
40 Angus Campbell Road  
Abbotsford, BC  
V3G 1S3

Dear Mr. Peter and John Verdonk:

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

Please find attached the Minutes of Resolution # 494/2007 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 Abbotsford (3040-20/A07-010)

Enclosure: Minutes

JC/37578d1



## MINUTES OF THE PROVINCIAL AGRICULTURAL LAND COMMISSION

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**A meeting was held by the Provincial Agricultural Land Commission on September 25, 2007 in Abbotsford, B.C.**

**PRESENT:**

Sylvia Pranger	Chair, South Coast Panel
Michael Bose	Commissioner
John Tomlinson	Commissioner
Tony Pellett	Staff
Gordon Bednard	Staff
Thomas Loo	Staff
Ron McLeod	Staff
Jennifer Carson	Staff

### For Consideration

Application: # MM- 37578  
Applicant: Verdonk Bros. Farms Ltd.  
Proposal: To subdivide the subject properties of 1.0 ha and 60.4 ha for a boundary adjustment to create two properties divided by an existing ditch of 25 ha and 36.4 ha.  
Legal: 1. PID: 013-335-146  
Parcel B, Northwest quarter, Section 1, Township 16, Reference Plan 1264, New Westminster District  
2. PID: 013-335-189  
South West 1/4, Section 1, Township 16, New Westminster District, Except Firstly: Part Reference Plan 787 Secondly: Part Bylaw Plan 12120  
Location: 40 Angus Campbell Road, Abbotsford

### Site Inspection

A site inspection was conducted on September 25, 2007. Those in attendance were:

- Sylvia Pranger Chair, South Coast Panel
- Michael Bose Commissioner
- John Tomlinson Commissioner
- Tony Pellett Staff
- Gordon Bednard Staff
- Thomas Loo Staff
- Ron McLeod Staff
- Jennifer Carson Staff
- Peter & John Verdonk Applicants

The Commission met with the applicants on the subject property to discuss the application. The applicants explained that they had been on the subject property for 50 years and expressed their worry that the smaller one hectare property would be turned into a monument park as has been done elsewhere in their community. As a result, the applicants want to do a boundary adjustment so as to ensure that this would not happen on their property. The proposed new boundary ran along the existing ditch which bisects the larger 61 hectare property. The applicants mentioned that this past year peas had been grown on the property.

## **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 improved ratings for the agricultural capability of the soil of the subject property are:

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

### Subclasses

- D      undesirable soil structure
- W      excess water

### **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.

### **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 concurred by the Commission that in its present parcel size, the property could support a wide range of crops. The Commission does not generally support the subdivision of ALR properties into smaller parcels as it often reduces the types of agriculture that can occur on the property. Although the ditch does demonstrate a barrier, the Commission did not feel that this ditch constitutes a good reason to subdivide the property. With regards to the one hectare property being proposed as part of the boundary readjustment, the Commission is not concerned that it poses a real threat to the adjacent farm parcels. The Commission believes the proposal would adversely 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 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 Bose

**SECONDED BY:** Commissioner Tomlinson

THAT the application be refused.

**CARRIED**

**Resolution # 494/2007**



**Staff Report**  
**Application # MM – 37578**  
**Applicant: Verdonk Bros. Farms Ltd.**

**DATE RECEIVED:** July 27, 2007

**DATE PREPARED:** September 4, 2007

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

**FROM:** Jennifer Carson, Land Use Planner

**PROPOSAL:** To subdivide the subject properties of 1.0 ha and 60.4 ha for a boundary adjustment to create two properties divided by an existing ditch of 25 ha and 36.4 ha. 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:**

1. PID: 013-335-146  
Parcel B, Northwest quarter, Section 1, Township 16, Reference Plan 1264, New Westminster District
2. PID: 013-335-189  
South West 1/4, Section 1, Township 16, New Westminster District, Except Firstly: Part Reference Plan 787 Secondly: Part Bylaw Plan 12120, Secondly: Part Bylaw Plan 12120

**Purchase Date:**

1957

**Location of Property:**

40 Angus Campbell Road, Abbotsford

**Size of Property:**

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

**Present use of the Property:**

Bareland, crops hay/corn

**Surrounding Land Uses:**

**WEST:** Verdonk Bros. other land titles  
**SOUTH:** USA Border  
**EAST:** Farm Land  
**NORTH:** Farm, crops (corn)

**Agricultural Capability:**

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

**Official Community Plan and Designation:**

OCP: Not available  
Designation: Agricultural

**Zoning Bylaw and Designation:**

Zoning: Not available  
Designation: Agricultural Two Zone (A2)  
Minimum Lot Size: 16 ha

**RELEVANT APPLICATIONS:**

**Application #33003-0**

**Applicant:** Leusink, Henry & Helen  
**Decision Date:** February 22, 2000  
**Proposal:** Propose to use farm buildings on the 15.4 ha property for a worm farm. The use to include producing and marketing worms for vermicomposting. The feedstock will be primarily dairy cattle manure and separated hog manure and possibly some vegetable waste.  
**Decision:** Allowed subject to there being no sales facilities located on the property and registration of a restrictive covenant limiting the use of the property to the specific buildings and the site area noted in the application.

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**Application #33627-0**

**Applicant:** Nigg, Joe & Maralyn  
**Decision Date:** February 01, 2001  
**Proposal:** To build a monument plus parking and small park to commemorate the history of the Sumas area.  
**Decision:** Allowed as requested.

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**Application #35389-0**

**Applicant:** Meyer, Rudy & Patricia  
**Decision Date:** November 25, 2004  
**Proposal:** Adjust boundaries between the 0.2 ha Lot A. Plan 496 and the 25.3 ha Lot 2, Plan 31251 to create a 1.2 ha lot and a 24.3 ha lot.  
**Decision:** Refused on the grounds that the applicants' intention can be achieved through leasehold, without the impact of a subdivision which could eventually lead to a larger area being suited to a larger rural residence, thus potentially displacing agricultural use.

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**Application #36631-0**

**Applicant:** Whatcom Acres Dairy Ltd

**Decision Date:** June 20, 2006

**Proposal:** To subdivide the subject 29.8 ha property into two lots, using Whatcom Road as the dividing line. This would create a 16 ha lot to the east of the road and a 14 ha lot to the west.

**Decision:** Allowed subject to consolidation of each new lot with an adjacent (or any two other lots owned by the applicants) such that there is no increase in the number of lots.

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**LOCAL GOVERNMENT RECOMMENDATIONS/COMMENTS:**

**Council:**

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

**Agricultural Advisory Committee:**

Recommended that Council accept the proposal to permit the boundary realignment as presented.

**STAFF COMMENTS:**

It is recommended that the Commissioners consider the following:

- A site visit will assist the Commissioners in discerning whether the proposed subdivision would have a net benefit to agriculture.

**ATTACHMENTS:**

- ALC Context Map
- Agricultural Capability Map
- Aerial Photograph
- Sketch of Proposal
- Photos of subject property

**END OF REPORT**

  
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Signature

*Sept 4, 2007*  
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Date