



**Agricultural Land Commission**  
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May 15, 2008

Reply to the attention of Ron Wallace  
ALC File: O-34530

Susie & George Friesen  
Southgate Poultry Farm Ltd.  
1727 Townline Road  
Abbotsford BC V2T 6E2

Davalen Enterprises Ltd.  
1777 Townline Road  
Abbotsford BC V2T 6E2

Alfred Redekop  
Redekop Farms Ltd.  
6657 Satchell St  
Abbotsford, BC V4X 2E3

**Re: Application to Exclude land from the Agricultural Land Reserve**

Please find attached the Minutes of Resolution # 190/2008 outlining the Commission's decision as it relates to the above noted application.

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 downwards and to the right.

Erik Karlsen, Chair

cc: City of Abbotsford (3040-30/A02-003)  
Fraser Valley Regional District – Attention: Hugh Sloan

TP/

Enclosure: Minutes



**Minutes of a meeting held by the Provincial Agricultural Land Commission on the 29<sup>th</sup> day of April 2008 in the Commission's offices at Burnaby B.C.**

<b>PRESENT:</b>	Sylvia Pranger	Chair, South Coast Panel
	Mike Bose	Commissioner
	John Tomlinson	Commissioner
	Tony Pellett	Staff

**For Consideration**

Application: #MM- 34530

Applicants: 1 Susie and George Friesen, Southgate Poultry Farm Ltd.  
 2 Davalen Enterprises Ltd. (Debbra and Henry Penner)  
 3 Alfred (Fred) Redekop

Proposal: To exclude the subject properties so that they may form part of the expansion potential for apronside industrial development at the Abbotsford International Airport (YXX) and so that the owners may relocate their poultry operations to locations more suitable for biosecurity and build new poultry barns in accordance with new federal standards which take effect at the end of 2008.

Legal: 1 PID: 013-333-241  
 S½ of the N½ of the SE¼ of the SE¼ of Section 13, Township 13, NWD  
 2 PID: 004-969-120  
 Lot 1, Section 13, Township 13, NWD, Plan 51762  
 3 PID: 009-771-956  
 Lot "G", Section 13, Township 13, NWD, Plan 13153  
 EXCEPT: the west 550 feet

Location: 1727, 1777 and 1821 Townline Road, Abbotsford

**Site Inspection and Exclusion Meeting**

A site inspection was conducted on 10 April 2008, and an on-site exclusion meeting was held on the Friesen farm. Those in attendance were:

- Sylvia Pranger                      Chair, South Coast Panel
- Michael Bose                      Commissioner
- Ron Wallace                      Staff
- Tony Pellett                      Staff
- George Friesen                    Applicant
- Henry Penner                      Applicant
- Fred Redekop                      Applicant
- Jay Teichroeb                    Manager of Economic Development, City of Abbotsford
- Mike Pastro                      Manager, Abbotsford International Airport (YXX)
- Carl Johansen                    Senior Planner, City of Abbotsford
- Alison Stewart                    Planner, City of Abbotsford

The Commissioners and staff toured the north end of YXX, viewing the subject lands from the west. The Commissioners and staff then met with the applicants and City officials on site to discuss the proposed exclusion of the properties. The applicants explained their need to rebuild their barns in 2008 (either on the present site or elsewhere) and the biosecurity and health dangers of having three poultry operations on adjacent parcels. The City explained YXX plans for aerospace development in four apronside locations, the subject lands being the only location substantially outside the YXX perimeter.

The Commissioners questioned whether the City could identify City-owned sites (either ALR or non-ALR to be included into the ALR) in agricultural areas where the poultry operations could be relocated in conjunction with City acquisition of the subject lands. The City officials advised they have only limited properties in the agricultural area and that for almost all of these properties, farm uses are not contemplated.

### **Commissioner Eligible to Vote**

Commissioner Tomlinson was not present at the site inspection and exclusion meeting. It was confirmed that a summary of the discussion and a drawing of the proposal was provided thus establishing the Commissioner's eligibility to vote on the application.

### **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.

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

The Commission believes that the subject property is highly suitable for agriculture, but in light of bio-security and disease prevention requirements, not for three close-sited poultry operations. The Commission believes that the land could be converted from poultry production to a very wide range of other farm uses.

#### **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 was reluctant to exclude land with such excellent agricultural capability from the inventory of ALR land in Abbotsford.

The Commission is very conscious that relocation of at least the southerly two of the three close-sited poultry operations which occupy the subject properties would be desirable. The Commission accepts that the City may not own poultry-suitable non-ALR sites which could be included into the ALR and offered for relocation of the poultry operations. The Commission does not accept that the City has no non-ALR sites outside YXX which could be included into the ALR. The Commission also does not accept that the City should favour non-farm uses for City-owned lands in the agricultural area, given that such a policy would be in conflict with strategy 12.2.1 of the City's Official Community Plan, "...to ensure that farming takes precedence over other land uses in the agricultural area."

Thus the Commission would encourage the City to seek poultry-suitable City-owned lands in the agricultural area to offer in fair trade for the two southerly parcels within the subject properties on condition that the new sites be developed immediately for poultry production and the poultry operations on the old site then be decommissioned. The Commission believes the City should then lease the two subject parcels for active crop production pending development of a reasonable basis for further discussion with the Commission.

In the meantime, the Commission sees no basis for exclusion of the lands under application

**IT WAS**

**MOVED BY:** Commissioner Pranger

**SECONDED BY:** Commissioner Bose

THAT the application be refused as submitted.

**CARRIED**

**Resolution # 190/2008**