



Agricultural Land Commission
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May 7, 2008

Reply to the attention of Ron Wallace
ALC File: O-34578

Chris Raven
PO BOX 2412 STN A
ABBOTSFORD BC V2T 4X3

Re: Application to Exclude land from the Agricultural Land Reserve

Please find attached the Minutes of Resolution # 189/2008 outlining the Commission's decision as it relates to the above noted application.

Re-notification is standard where an application is brought forward substantially after the original notification. In this case, the *Agricultural Land Commission Act* and regulations were re-enacted very shortly after your application was received, thus you should be careful to follow the current procedures. Attached you will find a copy of the Applicant Information Package: see page 4 and at the end the NOTICE OF EXCLUSION APPLICATION and the PROOF OF SERVING NOTICE.

Yours truly,

PROVINCIAL AGRICULTURAL LAND COMMISSION

Per:

A handwritten signature in black ink, appearing to read 'Erik Karlsen', is written over a large, thin, diagonal line that extends from the top right of the signature area down towards the bottom right of the page.

Erik Karlsen, Chair

cc: City of Abbotsford (3040-20/A02-005)
Fraser Valley Regional District – Attention: Hugh Sloan

TP/

Enclosure: Minutes, Applicant Information Package



MINUTES OF THE PROVINCIAL AGRICULTURAL LAND COMMISSION

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

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

For Consideration

Application: #MM- 34578
Applicant: Chris Raven
Proposal: To exclude the subject 2.1 ha property for the purpose of developing an international heliport/office complex to add to the services of the Abbotsford International Airport (YXX)
Legal: PID: 007-919-069
Lot 14, Section 13, Township 13, New Westminster District, Plan 28053 EXCEPT Parcel 'B' (Reference Plan 74964)
Location: 1636 Mt. Lehman Road, Abbotsford

Site Inspection and Exclusion Meeting

A site inspection was conducted on 10 April 2008. Those in attendance were:

- Sylvia Pranger Chair, South Coast Panel
- Michael Bose Commissioner
- Ron Wallace Staff
- Tony Pellett Staff
- Chris Raven Applicant
- Carson Nofle Focus Architecture
- Tarlok Sablok Bystander

The Commissioners and staff toured the north end of YXX then met with the applicant on site to discuss the proposed exclusion of the property. The applicant explained his proposal in relation to YXX and the clustering of helicopter operations in the northwest corner of YXX. He advised that YXX operations would be more sustainable and flexible with the location of a new taxi-way for helicopters, and that such an arrangement would require relocation of Threshold Drive through the subject property. It is proposed that the road would be dedicated over the north side of the property and constructed with a berm and fencing to protect ALR properties to the north. In return, the subject property would be extended farther south into non-ALR lands within the current YXX property.

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, nevertheless some equally suitable lands within the airport property are not in the ALR but could be included into the ALR if the City and its airport authority are prepared to do so as part of obtaining the airport-related benefits offered by the applicant's proposal.

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. On the other hand, the Commission was aware that in September 1997 the City and its airport authority had concurred with a proposal to include into the ALR an area of 5 to 6 ha within the airport property lying mainly west of Fishtrap Creek but also including the leave strip east of the creek, with the area west of the leave strip to be made available for active agriculture. In addition, the Commission was aware that the City had been reluctant to contemplate including into the ALR any airport property along the north side of Huntingdon Road until it could ascertain the extent to which any part of that land might be required for an airside reserve. The Commission noted that the YXX draft subdivision plan submitted on 10 April 2008 now illustrates the extent of the airside reserve, leaving a substantial area potentially available for inclusion into the ALR.

IT WAS

MOVED BY: Commissioner Pranger

SECONDED BY: Commissioner Bose

THAT the Commission would be prepared to consider this application, subject to notification being updated, including confirmation from Abbotsford Council.

CARRIED

Resolution # 189/2008