



**Agricultural Land Commission**  
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November 26, 2007

Reply to the attention of Ron Wallace  
ALC File: MM-37509

John and Helga Warmerdam  
RR2 - 4230 Bradner Road  
Abbotsford, BC V0X1A0

Dear Sir/Madam:

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

Please find attached the Minutes of Resolution # 595/2007 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/A06-008)  
Bell & Giuriato 101 - 21616 - 52nd Avenue Langley, BC V2Y1L7

Enclosure: Minutes



## MINUTES OF THE PROVINCIAL AGRICULTURAL LAND COMMISSION

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A meeting was held by the Provincial Agricultural Land Commission on November 7, 2007 in Abbotsford, B.C.

<b>PRESENT:</b>	Sylvia Pranger	Chair, South Coast Panel
	Michael Bose	Commissioner
	John Tomlinson	Commissioner
	Ron Wallace	Staff
	Tony Pellett	Staff
	Jennifer Carson	Staff

### For Consideration

Application: # MM- 37509  
Applicant: John and Helga Warmerdam  
Agent: Bell & Giuriato  
Proposal: The proposal is to subdivide the 16 ha parcel pursuant to the *Homesite Severance Policy* to create a 1.1 ha parcel for the applicant. The remainder of the property would be sold to the applicant's son.  
Legal: PID: 001-747-444  
The South 1/2 of the North 1/2 of the South West 1/4, Section 34, Township 13, New Westminster District  
Location: 4230 Bradner Road

### Site Inspection

A site inspection was conducted on November 7, 2007. Those in attendance were:

- Sylvia Pranger Chair, South Coast Panel
- Michael Bose Commissioner
- John Tomlinson Commissioner
- Ron Wallace Staff
- Tony Pellett Staff
- Jennifer Carson Staff
- John Warmerdam Applicant
- Mr. Warmerdam Jr. Applicant's Son

Commission staff met with the Warmerdams on the subject property to discuss the application. Mr. Warmerdam Jr. explained that he is operating a daffodil flower and bulb operation on the farm which he leases from his father, John Warmerdam. Two months out of the year he also leases a portion of his father's barn for the production and storage of his product. Within the barn, the applicant also restores old vehicles. The Warmerdams would like to keep the barn within the proposed homesite lot in order to keep the cost of the remainder lower and more affordable for the son.

### 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**

The Commission first considered this application on August 23, 2007. A site inspection was conducted by Gordon Bednard (Staff), Jennifer Carson (Staff), the applicant and the agent.

### **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 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.
- Class 4 – Land in this class has limitations that require special management practices or severely restrict the range of crops, or both.

### **Subclasses**

- D      undesirable soil structure
- T      topography
- W      excess water

### **Assessment of Agricultural Suitability**

The Commission assessed whether 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. The Commission believes the proposal would significantly reduce the agricultural potential of the property with the creation of a residential lot. However, as decided by Resolution #443/2007, if the applicant can provide the evidence that he owned and lived on the subject property since 1972 the Commission would allow a lifetime lease on the house to enable Mr. Warmerdam to continue living on the property. If it was felt the proposed homesite, as a lifetime lease, should not include the barn which should remain with the agricultural parcel.

**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 Tomlinson

**SECONDED BY:** Commissioner Pranger

THAT the application be refused as proposed.

**CARRIED**

**Resolution # 595/2007**