



**Agricultural Land Commission**  
133-4940 Canada Way  
Burnaby, British Columbia V5G 4K6  
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January 22, 2008

Reply to the attention of Ron Wallace  
ALC File: MM-37701

Rod Cook - Kent Macpherson Appraisals  
304-1708 Dolphin Avenue  
Kelowna, BC V1X7L2

Dear Mr. Cook:

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

Please find attached the Minutes of Resolution # 706/2007 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.

Yours truly,

PROVINCIAL AGRICULTURAL LAND COMMISSION

Per:

A handwritten signature in black ink, appearing to read 'Erik Karlsen', is written over a horizontal line.

Erik Karlsen, Chair

cc: Canada Lands Company (CLC) Ltd. 1 University Avenue, Suite 1200 Toronto, ON  
M5J 2P1  
City of Chilliwack

Enclosure: Minutes



## MINUTES OF THE PROVINCIAL AGRICULTURAL LAND COMMISSION

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**A meeting was held by the Provincial Agricultural Land Commission on December 13, 2007 at the offices of the Commission located at #133 – 4940 Canada Way, Burnaby, B.C.**

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

### **For Consideration**

Application: # MM- 37701  
Applicant: Canada Lands Company (CLC) Ltd.  
Agent: Rod Cook - Kent Macpherson Appraisals  
Proposal: To exclude the 5.3 ha property to permit a mixed-density residential development.  
Legal: PID: 004-615-972  
Lot 1, Section 2, Township 23, New Westminster District, Plan 4857  
Location: 44610 Keith Wilson Road, Chilliwack

### **Site Inspection and Exclusion Meeting**

A site inspection was conducted on December 13, 2007. Those in attendance were:

- Sylvia Pranger Chair, South Coast Panel
- Michael Bose Commissioner
- John Tomlinson Commissioner
- Ron Wallace Staff
- Tony Pellett Staff
- Rod Cook Agent

The Commissioners and Staff met with agent Rod Cook on site to discuss the application. It was explained that the purpose of the proposed exclusion is to rezone the property to permit a mixed density residential development.

### **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.

The Act provides processes for landowners, local governments and First Nations to apply to the Commission to remove land from or to include land into the ALR or to subdivide or use land in the ALR for non-farm purposes.

### **Discussion**

The Commission is aware that this property and the adjacent property to the west (subject of Application #MM-37775) are within the Urban Growth Boundary (UGB) for Chilliwack per the FVRD regional growth strategy. The Commission noted that in May 2007 it approved, in two previous applications, the exclusion from the ALR of two properties lying to the west.

The Commission observed that in addition to these two current applications there are several other properties within the ALR and lying east of Webster Road. These properties too are eventually proposed for exclusion as part of this area's urban/park growth objectives, but the Commission has not received detailed evidence as to

- the City's strategy for serving upland areas, using contributions from the few remaining areas available for lowland development or
- the City's urban growth and residential density plans for the block of land east of Webster Road including plans to ensure that buffering is maintained on the western boundary of the block.

This information will benefit the Commission in making its final decision and help to ensure the subject land is fully utilized for urban/park development.

The Commission noted that in its onsite discussions with Rod Cook and City representatives, it was informed that the City now intends to submit a block application for exclusion of the remaining six fee simple parcels and seven bare land strata parcels east of Webster Road. On the understanding that the City intends to proceed in a timely manner, the Commission noted that it would be appropriate to table its decision on this application and on application #MM-37775 (City of Chilliwack) until it receives the City's block application and detailed evidence as to the matters listed above.

### **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 "improvable" 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.

#### **Subclasses**

- A soil moisture deficiency
- P stoniness
- T topography

### **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 Commissioners noted that the subject property is separated from active farm land by existing residential areas and (on one side only) by ALR land of limited agricultural suitability. The Commission concluded that, based on its location, the property is not well suited for agricultural purposes.

### **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 for the subject property would have no direct impact on other agricultural operations, nor would it reduce the overall supply of land potentially available for practical disposal of manure. The Commission also believes that the overall proposal for development of land east of Webster Road need not have an adverse direct impact on agriculture west of Webster Road provided adequate buffering is maintained along the road. Future mitigating measures will be reviewed upon consideration of the block application.

### **Assessment of Other Factors**

The Commission is aware that these subject properties are within the Urban Growth Boundary of Chilliwack *per* the FVRD regional growth strategy.

### **Conclusions**

This application and application #MM-37775 (City of Chilliwack) should be tabled pending receipt of detailed evidence and a block application for the remaining ALR parcels lying east of Webster Road.

### **IT WAS**

**MOVED BY:** Commissioner Tomlinson

**SECONDED BY:** Commissioner Pranger

THAT the application be tabled pending receipt of

- the City's block application for exclusion of the remaining six fee simple parcels and seven bare land strata parcels east of Webster Road,
- detailed evidence as to the City's strategy for serving upland areas, using contributions from the few remaining areas available for lowland development, and
- detailed evidence as to the City's urban growth and residential density plans for the block of land east of Webster Road.

### **CARRIED**

**Resolution # 706/2007**