



Agricultural Land Commission
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March 28, 2008

Reply to the attention of Ron Wallace
ALC File: MM-37777

Sumas Prairie Estates Ltd
Box 2040
Abbotsford, BC V2T3T8

Dear Sir/Madam:

Re: Application to Subdivide land in the Agricultural Land Reserve

Please find attached the Minutes of Resolution # 94/2008 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 horizontal line.

Erik Karlsen, Chair

cc: City of Abbotsford (3040-20/A07-015)

Enclosure: Minutes

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 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
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 noted that the proposed subdivision will result in two roughly equal size lots of 4.3 ha. The proposed western lot (Parcel A) will have one angular shaped corner that that would be difficult to access for farming. The proposed eastern lot (Parcel B) would be a triangular shaped lot with three angular shaped corners that would also be difficult to access for farming.

The Commission felt the existing configuration with most of the farm area in one lot (Lot 5) has better agricultural potential than the proposed subdivision. The Commission also indicated that it would ultimately support the consolidation of all three lots into one lot.

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 to create two roughly equal size lots will not improve the overall agricultural potential of the subject properties.
4. That consolidation of the existing three lots into one lot would be in the best interest of agriculture.

IT WAS

MOVED BY: Commissioner Bose

SECONDED BY: Commissioner Tomlinson

THAT the application be refused.

CARRIED

Resolution # 94/2008