



Agricultural Land Commission
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October 20, 2008

Reply to the attention of Ron Wallace
ALC File: MM-38369

David Victor Schellenberg
3146 Towne Road
Abbotsford, BC V3G2V8

Dear Sir:

Re: Application to Subdivide land in the Agricultural Land Reserve

Please find attached the Minutes of Resolution # 633/2008 outlining the Commission's decision as it relates to the above noted application.

Please send two (2) paper prints of the final survey plans to this office. When the Commission confirms that all conditions have been met, it will authorize the Registrar of Land Titles to accept registration of the plan.

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

Enclosure: Minutes/Map

cc: City of Abbotsford (3040-20/A08-006)

RW/
i/MM-38369d1



MINUTES OF THE PROVINCIAL AGRICULTURAL LAND COMMISSION

A meeting was held by the Provincial Agricultural Land Commission on September 29, 2008 at the offices of the Commission located at #133 – 4940 Canada Way, Burnaby, B.C.

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

For Consideration

Application: # MM- 38369
Applicant: David Victor Schellenberg
Proposal: The proposal is for a boundary line adjustment involving two existing properties, one at 8.14 ha and one at 0.104 ha. The proposal is to increase the smaller lot to be 1.2 ha where relatives of the applicant would like to establish a rabbitry. The remainder would then be a 7.1 ha parcel.
Legal: PID: 012-779-181
Parcel F (680363E), North West 1/4, Section 19, Township 22, New Westminster District
PID: 001-121-030
Lot 3, New Westminster District, EXCEPT Parcel A (Reference Plan 11334) Section 19, Township 22, Plan 6283
Location: 2812 and 3146 Towne Road, Abbotsford

Site Inspection

A site inspection was conducted on September 29, 2008. Those in attendance were:

- Sylvia Pranger Chair, South Coast Panel
- Michael Bose Commissioner
- John Tomlinson Commissioner
- Ron Wallace Staff
- Tony Pellett Staff
- David Schellenberg Applicant

The Commissioners and staff met with the applicant and viewed the property and the site of the proposed new boundary.

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 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.

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 Commissioners believed the proposed boundary line adjustment would improve the smaller property for agriculture while not significantly impacting the agricultural potential of the larger parcel. The Commission also believes the proposal would not impact existing or potential agricultural use of surrounding lands.

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 provides a benefit to agriculture.
4. That the proposal is consistent with the objective of the *Agricultural Land Commission Act* to preserve agricultural land.

IT WAS

MOVED BY: Commissioner Bose
SECONDED BY: Commissioner Tomlinson

THAT the application be allowed subject to the following conditions:

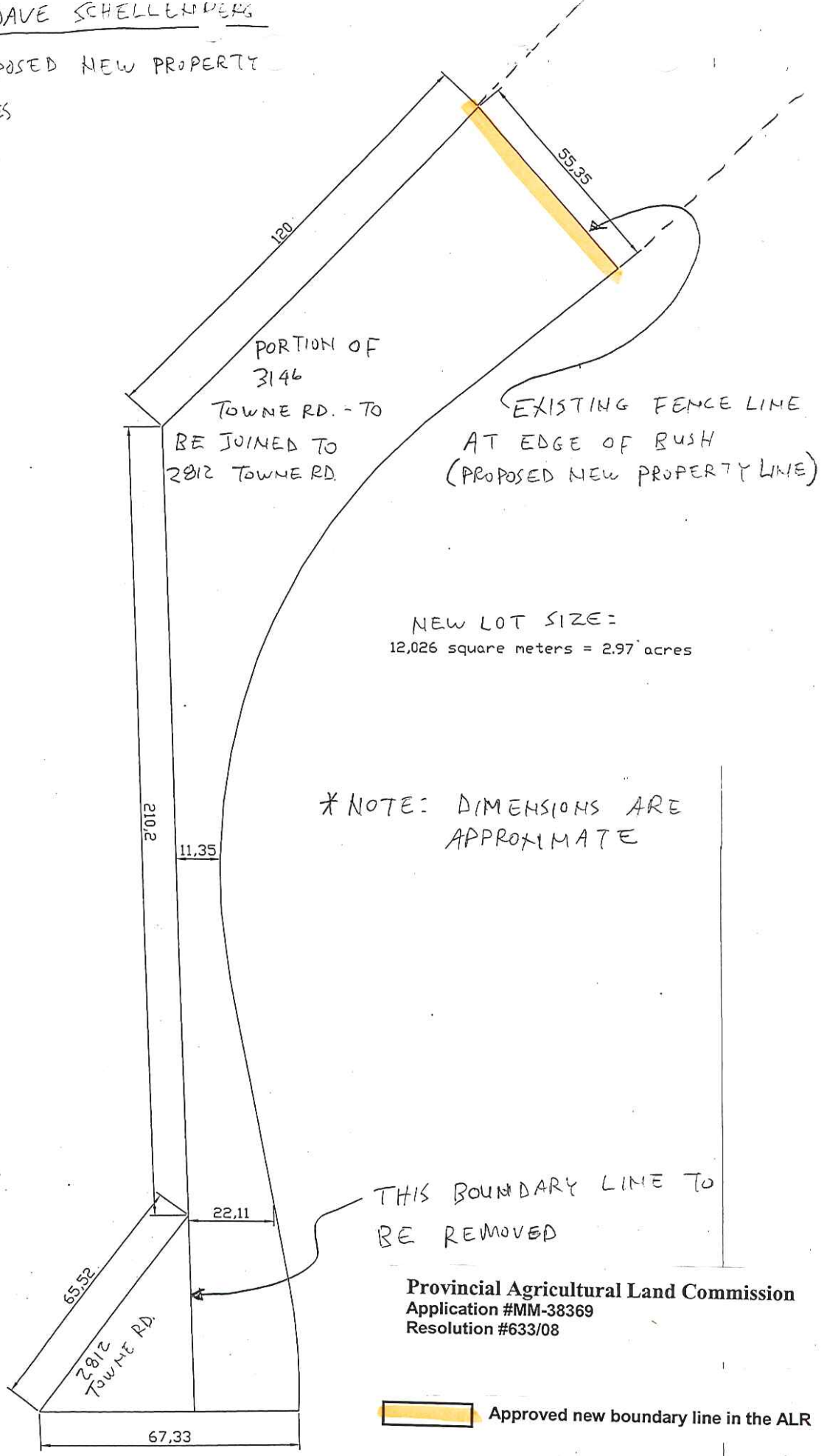
- the subdivision be in substantial compliance with the plan submitted with the application
- the subdivision must be completed within three (3) years from the date of this decision.

This decision does not relieve the owner or occupier of the responsibility to comply with applicable Acts, regulations, bylaws of the local government, and decisions and orders of any person or body having jurisdiction over the land under an enactment.

CARRIED
Resolution # 633/2008

DAVE SCHELLENBERG

PROPOSED NEW PROPERTY LINES



Provincial Agricultural Land Commission
Application #MM-38369
Resolution #633/08