



**Agricultural Land Commission**  
133-4940 Canada Way  
Burnaby, British Columbia V5G 4K6  
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August 27, 2009

Reply to the attention of Ron Wallace  
ALC File: MM-39045

Dana Dubé,  
27080 – 48<sup>th</sup> Avenue,  
Langley, BC V4W 1N4

Dear Madam:

**Re: Application for Non-Farm Use in the Agricultural Land Reserve**

Please find attached the Minutes of Resolution # **600/2009** outlining the Commission's decision as it relates to the above noted application.

Other approvals may be necessary. Prior to proceeding, the Commission suggests you contact your Local Government.

Yours truly,

PROVINCIAL AGRICULTURAL LAND COMMISSION

Per:

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

Erik Karlsen, Chair

Enclosure: Minutes

cc: 436464 B.C. Ltd. 28265 – 58<sup>th</sup> Avenue Abbotsford, BC – V4X 2E8  
City of Abbotsford, (3040-20/A09-005)  
BC Assessment, Abbotsford



## MINUTES OF THE PROVINCIAL AGRICULTURAL LAND COMMISSION

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A meeting was held by the Provincial Agricultural Land Commission on July 30, 2009 at the offices of the Commission located at #133 – 4940 Canada Way, Burnaby, B.C.

**PRESENT:** Erik Karlsen  
Sylvia Pranger  
Michael Bose  
John Tomlinson  
Tony Pellett

Chair of the Commission  
Chair, South Coast Panel  
Commissioner  
Commissioner  
Staff

### For Consideration

Application: # MM-39045  
Applicant: Dana Dubé  
Proposal: For a non-farm use to allow an Animal Appreciation Centre to house and train wild animals for the entertainment industry. The applicants are planning to offer 2 tours per day, 4 days per week, and 10 months per year. The tours are designed to inspire and educate people to a better understanding of animals.  
Legal: Lot A, Section 33, Township 13, NWD, Plan BCP3385  
Location: 4281 Bradner Road, Abbotsford

### 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 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 believed that the proposal for housing and training wild animals for the entertainment industry will have no appreciable impact on agriculture. Therefore the Commission was prepared to support this use for three (3)

years from the date of this decision, renewable on submission by the applicant of evidence that the operation is having no adverse effects on agriculture or that the operation is having positive effects on agriculture.

### **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 house and train wild animals for the entertainment industry will not have any appreciable impact on agriculture, but that the proposed tours would have a negative impact on agriculture.

### **IT WAS**

**MOVED BY:** Commissioner Tomlinson  
**SECONDED BY:** Commissioner Bose

THAT the application be allowed subject to the following conditions:

- That the non-farm use be limited solely to the use of housing and training of wild animals for the entertainment industry, but not to include tours.
- That this approval is for three (3) years from the date of this decision, renewable on submission by the applicant of evidence that the operation is having no adverse effects on agriculture or that the operation is having positive effects on agriculture.
- approval for non-farm use is granted for the sole benefit of the applicant and is non-transferable.

This decision does not relieve the owner or occupier of the responsibility to comply with applicable Acts, regulations, bylaws of the local government. This includes zoning, subdivision, or other land use bylaws, and decisions of any authorities that have jurisdiction under an enactment.

### **CARRIED**

**Resolution # 600/2009**