



Agricultural Land Commission
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November 29, 2010

Reply to the attention of Jennifer Carson
ALC File: 50328

Pepin Brook Estates Ltd.
15561 Marine Drive
White Rock, BC
V4B 1C9

Dear Mr. Stewart:

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

Please find attached the Minutes of Resolution # 2767/2010 outlining the Commission's decision as it relates to the above noted application. Please note that you have up until February 2, 2011 to submit any further requests for reconsiderations.

Yours truly,

PROVINCIAL AGRICULTURAL LAND COMMISSION

Per:

A handwritten signature in black ink, appearing to read 'Brian Underhill', is written over the printed name below.

Brian Underhill, Executive Director

Enclosure: Minutes

cc: City of Abbotsford (3040-20/A09-006)

JC/
50328d1



A meeting was held by the Provincial Agricultural Land Commission on November 1, 2010 at the offices of the Ministry of Agriculture located at 1767 Angus Campbell Rd. Abbotsford, B.C.

PRESENT: Sylvia Pranger Vice-Chair, South Coast Panel
John Tomlinson Commissioner
Mike Bose Commissioner
Tony Pellett Staff
Jennifer Carson Staff

For Consideration

Application: 50328
Applicant: Pepin Brook Estates Ltd.
Proposal: To reconsider resolution #2166/2009 to refuse the placement of a farm residence on the 12 ha vineyard due to the history of a past application on the parent parcel of the subject property.
Legal: PID: 027-534-880
Lot 1, Section 15, Township 13, New Westminster District, Plan BCP36423
Location: 2083 Riesling Drive, 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

The Commission discussed the request for reconsideration and due to the history of the property and its applications the Commission believes that a reconsideration of the decision was warranted.

In its second reconsideration of application #32875 (Resolution #314/2003), the Commission indicated that it would permit a partial exclusion, with one of the conditions being that 12 ha be developed as a vineyard; additionally the Homesite and operational area would also remain within the ALR. Through some miscommunications which are potentially due to the amount of decisions made on this application only the 12 ha allocated for the vineyard remained within the ALR. The Commission discussed the existence of residential properties in close proximity to the vineyard and believed that a better solution would be for the owners of the subject property to purchase a property in

close proximity to the vineyard as opposed to building a residence on the 12 ha allocated for vineyard.

Although it understands that while the initial decision for application #32875 was to keep the dwelling and operational area with the 12 ha of vineyard within the ALR, the Commission believes that retaining the 12 ha in vineyard was the most important part of that decision.

Conclusion

That Resolution # 2166/2009 stands and that permission to build a residence on the 12 ha vineyard should not be granted.

IT WAS

MOVED BY: Commissioner Tomlinson

SECONDED BY: Commissioner Bose

THAT the Commission reaffirm its previous decision that the application be refused.

CARRIED

Resolution # 2767/2010