



**Agricultural Land Commission**  
133-4940 Canada Way  
Burnaby, British Columbia V5G 4K6  
Tel: 604 660-7000  
Fax: 604 660-7033  
www.alc.gov.bc.ca

Reply to the attention of Terra Kaethler  
ALC File: 51877

August 19, 2010

Ting Wu and Chiao Lin  
12617 -203<sup>rd</sup> St  
Maple Ridge, BC V2X 4A1

Dear Sir and Madam:

**Re: Application to Subdivide land in the Agricultural Land Reserve**

Please find attached the Minutes of Resolution # 2601 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: 

Brian Underhill, Executive Director

Enclosure: Minutes/Sketch Plan

cc: City of Pitt Meadows (6635-20-2010-02-P)

TK/  
51877d1



A meeting was held by the Provincial Agricultural Land Commission on August 5<sup>th</sup>, 2010 at the offices of the Commission located at #133 – 4940 Canada Way, Burnaby, B.C.

**PRESENT:**

- |                 |                          |
|-----------------|--------------------------|
| Richard Bullock | Chair, Commission        |
| Sylvia Pranger  | Chair, South Coast Panel |
| Michael Bose    | Commissioner             |
| John Tomlinson  | Commissioner             |
| Tony Pellett    | Staff                    |

**For Consideration**

- Application: 51877  
Applicant: Ting Wu and Chiao Lin  
Proposal: To subdivide the property in two, creating one parcel of 17 ha to the north of the Golden Ears Way project and one 2.0 ha property to the south.  
Legal: Parcel C, (Explanatory Plan 5113), District Lot 267, Group 1, and of the North West 1/4, Section 23, Township 9, and of the South West 1/4, Section 26, Township 9, New Westminster District, EXCEPT Firstly: Part of Section 23, Township 9 on Reference Plan 9247, Secondly: Part subdivided by Plan 31575, Thirdly: Part subdivided by Plan 33393, Fourthly: Part Parcel One (Statutory Right of Way Plan BCP24955)  
Location: 12617 203 Street, Pitt Meadows

**Site Inspection**

A site inspection was conducted on March 12, 2008. Those in attendance were:

- Sylvia Pranger                      Chair, South Coast Panel
- Michael Bose                      Commissioner
- John Tomlinson                    Commissioner
- Tony Pellett                        Staff
- Ron Wallace                        Staff
- Ting Wu                              Applicant
- Chiao Lin                             Applicant

The applicants showed the Commission how their property was being severed by the Golden Ears Bridge project. Notably their residence and blueberry packing plant were fenced off from the bulk of their blueberry plantation. Further, they expressed concern over potential additional severance if the North Lougheed Connector Road application were to be approved without reference to their needs.

**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 that the severance to the property created by the Golden Ears Bridge project is so severe that the original parcel can no longer function as an integral agricultural unit. Therefore it believed that subdivision is fully warranted.

**IT WAS**

**MOVED BY:** Commissioner Tomlinson

**SECONDED BY:** Commissioner Bose

THAT the application be approved;

AND THAT the approval is 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. This includes zoning, subdivision, or other land use bylaws, and decisions of any authorities that have jurisdiction under an enactment.

**CARRIED**

**Resolution # 2601**

# Provincial Agricultural Land Commission

Application # 51877

Resolution #2601/2010

STREET

6

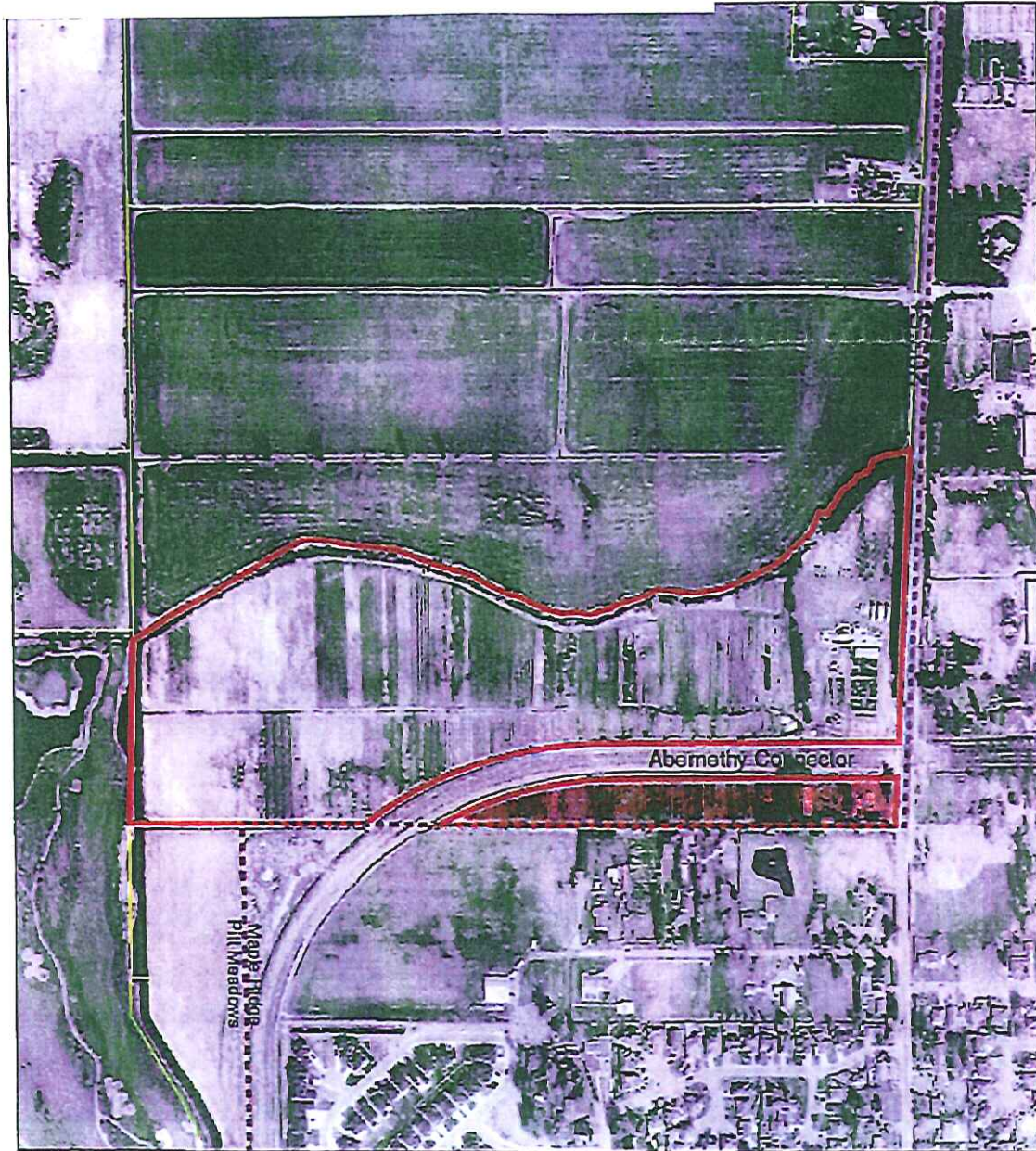


Location of property



Approved subdivision of 2.0 ha

ATTACHMENT A1



City of Pitt Meadows



The Place

## Subject Property: 12617 203 St

City of Pitt Meadows  
Development Services

0 25 50 100 150 200 Meters

Name: 12617 203 St  
Path: F:\GIS\Pitt Meadows  
- Map Layouts\02-2010

Date: 2010/02/08

