



Agricultural Land Commission
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Burnaby, British Columbia V5G 4K6
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www.alc.gov.bc.ca

November 8, 2010

Reply to the attention of Jennifer Carson
ALC File: 51930

Wally Tembrinke
Grace-Mar Farms Ltd.
47640 Yale Road
Chilliwack, BC V2P 7N1

Dear Mr. Tembrinke:

Re: Application to Subdivide land in the Agricultural Land Reserve

Please find attached the Minutes of Resolution # 2731/2010 outlining the Commission's decision as it relates to the above noted application.

As proponent it is your responsibility to notify any affected landowner of the Commission's decision. A copy of the minutes must be provided to each landowner.

Please send the Commission proof that that an adequate vegetative buffer has been planted and a fence has been constructed on the residential lot to separate the residential parcel from the agricultural component of the farm parcel. Once the Commission has verified receipt of the buffering information and has indicated that it fulfills its condition, 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.

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 'Brian Underhill', is written over a horizontal line.

Brian Underhill, Executive Director

Enclosure: Minutes/Sketch Plan

cc: City of Chilliwack (3370-20(ALR00223))

JC/
51930d1



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	Chair, South Coast Panel
	Michael Bose	Commissioner
	John Tomlinson	Commissioner
	Richard Bullock	Commissioner
	Tony Pellett	Staff
	Jennifer Carson	Staff

For Consideration

Application: 51930
Applicant: Laverne Grigg
Agent: Grace-Mar Farms
Proposal: Boundary Adjustment: the proposal is to adjust the boundary between a 15.1 ha parcel and a 35.1 ha parcel to create a 1 ha parcel and a 49.2 ha parcel.
Legal: PID: 018-532-501
Lot 1 District Lot 379 Group 2 New Westminster District Plan LMP13044
PID: 013-037-030
Parcel "10" (Explanatory Plan 17158) District Lots 374 and 375 Group 2 Except: Parcel "A" (Reference Plan 17160), New Westminster District
Location: 9469 Banford Road & 47640 Yale Road East, Chilliwack

Site Inspection

The Commissioners did not conduct a site visit as the information provided with the application was sufficient to understand the proposal.

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.

Subclasses

D	undesirable soil structure	T	topography
W	excess water		

Assessment of Agricultural Suitability

When reviewing the proposed boundary adjustment, the Commission believed that the proposed adjustment would be of benefit as it would create a larger agricultural property in order to support the existing dairy farm. Should the agricultural use change in the future, having a larger property would allow for a wider range of agricultural options.

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 believes the proposal would have a positive impact on the existing or potential agricultural use of the subject lands.

Other Factors

The Commission noted that the Banford Road property was the subject of one of the boundary adjustment subdivisions reviewed under the *ALC Review of Boundary Adjustment Subdivisions within the City of Chilliwack (1991-2009)* and was found to be consistent with the Commission's mandate.

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 will not adversely impact 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 Pranger

THAT the application be allowed.

AND THAT the approval is subject to the following conditions:

- the subdivision be in substantial compliance with the plan submitted with the application
- the construction of a fence and the planting of vegetative buffer on the remaining residential parcel for the purpose of ensuring that the remaining farm is not hindered by the residential parcel.
- 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 # 2731/2010

Approved Boundary Adjustment Subdivision
ALC Application # 51930
Resolution # 2731/2010

Proposed Configuration of Parcels

