



Agricultural Land Commission
133-4940 Canada Way
Burnaby, British Columbia V5G 4K6
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www.alc.gov.bc.ca

January 10, 2013

ALC File: #52839

Greenline Management Ltd.
11579 – 196B Street
Pitt Meadows, BC
V3Y 1P2

Attention: Lee Mackenzie

Dear Mr. Mackenzie:

Re: Application to Conduct a Non-Farm Use on Land in the ALR

Please find attached the Minutes of Resolution #426/2012 as it relates to the above noted application. As agent, it is your responsibility to notify your clients accordingly.

The Commission draws your attention to Section 33(1) of the *Agricultural Land Commission Act* which provides an applicant with the opportunity to submit a request for reconsideration based on specific criteria.

- 33(1) On the written request of a person affected or on the commission's own initiative, the commission may reconsider a decision of the commission under this Act and may confirm, reverse or vary it if the commission determines that:
- (a) evidence not available at the time of the original decision has become available,
 - (b) all or part of the original decision was based on evidence that was in error or was false.

A revised proposal does not constitute new evidence and as such is not a basis for reconsideration. The time limit for submitting a request for reconsideration is one (1) year from the date of this letter.

Further correspondence with respect to this application is to be directed to Eamonn Watson (Eamonn.Watson@gov.bc.ca).

Yours truly,

PROVINCIAL AGRICULTURAL LAND COMMISSION

Per:

A handwritten signature in black ink, appearing to be 'Brian Underhill', written over a horizontal line.

Brian Underhill, Executive Director

Enclosure: Minutes of Resolution #426/2012

cc: City of Chilliwack (3370-20 (ALR000238))

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MINUTES OF THE PROVINCIAL AGRICULTURAL LAND COMMISSION

A meeting was held by the Provincial Agricultural Land Commission on November 22, 2012 at the offices of the Commission located at #133 – 4940 Canada Way, Burnaby, B.C. as it relates to Application #52839.

COMMISSION MEMBERS PRESENT:

Richard Bullock	Chair
Jennifer Dyson	Vice-Chair
Gordon Gillette	Vice-Chair
Sylvia Pranger	Vice-Chair
Bert Miles	Commissioner
Jim Johnson	Commissioner
Jerry Thibeault	Commissioner
Lucille Dempsey	Commissioner
Denise Dowswell	Commissioner
Jim Collins	Commissioner

COMMISSION STAFF PRESENT:

Eamonn Watson	Land Use Planner
Brian Underhill	Executive Director
Colin Fry	Executive Director

PROPOSAL

The owners have a sale/purchase agreement to sell the subject property to the German Church of God to facilitate the development of a church on the eastern 0.79 ha of the subject property. The remaining 1.10 ha would remain unchanged.

(Submitted pursuant to section 20(3) of the *Agricultural Land Commission Act*)

LEGISLATIVE CONTEXT FOR COMMISSION CONSIDERATION

Section 6 (Purposes of the commission) of the *Agricultural Land Commission Act* states:

- 6 The following are the purposes of the commission:
 - (a) to preserve agricultural land;
 - (b) to encourage farming on agricultural land in collaboration with other communities of interest; and
 - (c) 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.

COMMISSION CONSIDERATION

After considering the information the Commission concluded as follows:

1. To assess the agricultural capability of the subject property, the Commission referred to BC Land Inventory (BCLI) mapping, 'Land Capability Classification for Agriculture in B.C.' system. The improved agricultural capability rating applicable to the subject property is primarily:

Class 2 – Land in this class has minor limitations that require good ongoing management practices or slightly restricts the range of crops, or both. The subclass limitations are (A) soil moisture deficiency, (T) topography, and (W) excess water.

Conclusion: The subject property is comprised of land with prime agricultural capability.

2. With respect to the school located on the property directly north of the subject property, the letter from Lee Mackenzie, dated March 22, 2012, states: "*To the north of the property is an Elementary School which has been allowed to be constructed on ALR land.*"

A school on the property north of the subject property has existed since prior to the enactment of the Agricultural Land Reserve (ALR) and is therefore an exception to the *Agricultural Land Commission Act* pursuant to section 23(2). The more recent expansion of this school only recently received the Commission's retroactive approval (Resolution #365/2012, ALC file #52925).

Conclusion:

The Commission does not believe the school north of the subject property or the non-ALR lands east of the subject property justifies the proposed non-farm use.

IT WAS

MOVED BY: Commissioner Collins
SECONDED BY: Commissioner Thibeault

THAT the request for non-farm use be refused as the Commission believes the property under application has prime agricultural capability, is suitable for agricultural use and is appropriately designated as ALR land.

CARRIED

Resolution #426/2012