



Agricultural Land Commission
133-4940 Canada Way
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www.alc.gov.bc.ca

July 2, 2014

ALC File: 53399

Dion Wiebe
Rosstown Farms Ltd.
2325 Bradner Road
Abbotsford, B.C. V4X 1E2

Dear Mr. Wiebe:

Re: Application to Conduct a Non-Farm Use on Land in the Agricultural Land Reserve (ALR)

Please find attached the Minutes of Resolution #214/2014 as it relates to the above noted application.

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: 

Colin J. Fry, Chief Tribunal Officer

Enclosures: Minutes of Resolution #214/2014

cc: City of Abbotsford (File #4520-55/SRP#1784)

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MINUTES OF THE PROVINCIAL AGRICULTURAL LAND COMMISSION

A meeting was held by the Provincial Agricultural Land Commission on May 28, 2014 at the offices of the Commission located at #133 – 4940 Canada Way, Burnaby, B.C. as it relates to Application #53399.

COMMISSION MEMBERS PRESENT:

Richard Bullock	Chair
Jennifer Dyson	Vice-Chair
Gordon Gillette	Vice-Chair
Bert Miles	Commissioner
Jim Johnson	Commissioner
Jerry Thibeault	Commissioner
Lucille Dempsey	Commissioner

COMMISSION STAFF PRESENT:

Tony Pellett	Planner
Jennifer Carson	Planner
Eamonn Watson	Planner
Colin J. Fry	Chief Tribunal Officer

PROPOSAL (Submitted pursuant to s. 20(3) of the *Agricultural Land Commission Act*)

To place 3,638 m³ of structural fill over a 0.36 ha area to an average depth of one (1) metre to create a parking lot to support the agricultural processing facility located on the subject property. The filled area may also be the future site of a new building.

PROPERTY INFORMATION:

Owner: Rosstown Farms Ltd. (Inc. No. 410602)

Legal: PID: 012-956-881
North ½ of the North ½ of the Northeast ¼, Section 16, Township 13, New Westminster District

Location: 2325 Bradner Road, Abbotsford

Size: 15.5 ha

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.
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COMMISSION CONSIDERATION

After considering the information the Commission concluded as follows:

Rosstown Farms Ltd. is a large agricultural operation in the Lower Mainland; with nine parcels and approximately 80 ha used for agricultural production. The proposed 0.36 ha parking lot is consistent with the current farm infrastructure on the subject property.

Conclusion:

The Commission believes that that proposed structural fill for a parking lot on the subject property is consistent with the existing farm infrastructure and is commensurate with the level of agricultural production conducted by Rosstown Farms Ltd. As a result, the proposed importation of structural fill is consistent with the Commission's mandate to encourage agriculture.

IT WAS

MOVED BY: Commissioner Miles
SECONDED BY: Commissioner Dyson

THAT the request to place structural fill over an area of 0.36 ha for the purpose of constructing a parking lot for the agricultural operation be approved.

AND THAT the approval is subject to the following conditions:

1. The fill placement activities must be restricted to the 0.36 ha area as shown on the plans provided with the application;
2. The total volume of imported material must be limited to 3,638 m³ to achieve the finished grade elevations as shown on the plans provided with the application;
3. Soil material is not authorized to be removed from the Rosstown Farms Ltd. properties;
4. Appropriate weed control must be practiced on all disturbed areas;
5. All topsoil over the parking lot area must be salvaged for agricultural use(s) on the Rosstown Farms Ltd. properties;
6. The proposed fill placement project must be completed by October 31, 2014. Upon completion of the project, please submit a closure report which includes photos of the project area and written confirmation of that the project has been completing as outlined herein;

7. Should you require an extension of time beyond this date to complete the project, a request must be submitted to the Commission in writing prior to September 30, 2014. Any such request must include a status report that includes details of the project, the reason for the extension request, and photos of the site; and
8. Approval for fill placement is granted for the sole benefit of the applicant (Rosstown Farms Ltd.) and is non-transferable without written approval of the Commission. Should ownership of the property change, please inform the Commission in writing.

AND FINALLY THAT this decision does not relieve the owner or occupier of the responsibility to comply with applicable Acts, regulations, bylaws of the local government, and decisions and orders of any person or body having jurisdiction over the land under an enactment.

CARRIED
Resolution #214/2014