Agricultural Land Commission
201 – 4940 Canada Way
Burnaby, British Columbia V5G 4K6
Tel: 604 660-7000
Fax: 604 660-7033
www.alc.gov.bc.ca

April 27, 2018

ALC File: 56718
Your File: 3100-05/PRJ17-090

City of Abbotsford
c/o Mark Neill, Director of Community Planning

DELIVERED ELECTRONICALLY

Dear Mr. Neill:

Re: Application 56718 to exclude land from the Agricultural Land Reserve

Please find attached the Reasons for Decision of the Executive Committee for the above noted application (Resolution #133/2018).

Review of Decisions by the Chair

Under section 33.1 of the *Agricultural Land Commission Act* (ALCA), the Chair of the Agricultural Land Commission (the Commission) has 60 days to review this decision and determine if it should be reconsidered by the Executive Committee in accordance with the ALCA. You will be notified in writing if the Chair directs the reconsideration of this decision. The Commission therefore advises that you consider this 60 day review period prior to acting upon this decision.

Request for Reconsideration of a Decision

Under section 33(1) of the ALCA, a person affected by a decision (e.g. the applicant) may submit a request for reconsideration. The request must be received within one (1) year from the date of this decision's release. For more information, refer to *ALC Policy P-08: Request for Reconsideration* available on the Commission website.

Please direct further correspondence with respect to this application to Kamelli Mark at Kamelli.Mark@gov.bc.ca

Yours truly,

KMark

Kamelli Mark, Regional Planner

Enclosures: Reasons for Decision (Resolution #133/2018)
Schedule A: Application Properties
Schedule B: Detailed Agricultural Capability Ratings

cc: Ministry of Agriculture
Metro Vancouver

AGRICULTURAL LAND COMMISSION FILE 56718

REASONS FOR DECISION OF THE EXECUTIVE COMMITTEE

Exclusion Application Submitted Under s. 29(1) of the *Agricultural Land Commission Act*

Applicant:	**City of Abbotsford**
Properties:	**Refer to Schedule A**
Executive Committee:	**Frank Leonard, Chair** **William Zylmas, Vice Chair, South Coast Panel** **Linda Michaluk, Vice Chair, Island Panel** **Dave Merz, Vice Chair, North Panel** **Rick Mumford, Vice Chair, Interior Panel** **David Zehnder, Vice Chair, Kootenay Panel**

OVERVIEW

[1] The Properties are located within the Agricultural Land Reserve (ALR) as defined in s. 1 of the *Agricultural Land Commission Act* (ALCA). The Properties are located within Zone 1 as defined in s. 4.2 of the ALCA.

Pursuant to s. 29(1) of the ALCA, the Applicant is applying to the Agricultural Land Commission (the "Commission") to exclude Special Study Area A (36 parcels totalling 133.74 ha) and Special Study Area B (43 parcels totaling 67.35 ha) from the ALR for industrial uses (the "Proposal").

[2] Special Study Area A (133.74 ha) is located to the north of the Trans-Canada Highway and is adjacent to the Gloucester Industrial Park in the Township of Langley.

Special Study Area B (67.35 ha) is located to the north of the Abbotsford International Airport

[3] The Proposal was considered in the context of the purposes of the Commission set out in s. 6 of the ALCA. These purposes are:

(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.

EVIDENTIARY RECORD

[1] The Proposal along with related documentation from the Applicant, third parties, and Commission is collectively referred to as the "Application". All documentation in the Application was disclosed to the Applicant in advance of this decision.

[2] On December 7, 2017, the Executive Committee conducted a meeting with the Applicant at the ALC Offices located at 4940 Canada Way, Burnaby (the "Applicant Meeting"). An applicant meeting report was prepared and was certified as accurately reflecting the observations and discussions of the Applicant Meeting by the Applicant on January 12, 2018 (the "Applicant Meeting Report").

[3] On February 7, 2018, representatives of the Executive Committee (Commissioners Zylmans, Michaluk, Merz, Mumford, Zimmerman, and Zehnder) conducted a walk-around site visit in accordance with the *ALC Policy Regarding Site Visits in Applications*, (the "Site Visit"). A site visit report was prepared in accordance with the *Policy Regarding Site Visits in Applications*. The site visit report was certified as accurately reflecting the observations and discussions of the Site Visit by the Applicant on February 23, 2018 (the "Site Visit Report").

BACKGROUND

[4] In 2004, a "block exclusion" application under s. 29(1) of the ALCA was made by the City of Abbotsford (the "City") for the exclusion of 372 ha from the ALR for industrial and business park development. The 372 ha were comprised of eight distinct areas (Areas 1 – 8); Area 2 was comprised of 72 ha, 67.35 ha of which is being proposed for exclusion in the current Application as part of Special Study Area B. The Commission conditionally approved the exclusion of 180.1 ha, deferred the decision regarding Area 2 (72 ha) pending further discussion, and refused the exclusion of 120 ha by Resolution #384/2005. The Commission's decision to refuse the exclusion of 120 ha was based on the high agricultural capability of the land and the fact that much of the land was in active agricultural production. The Commission's decision to approve the exclusion of 180.1 ha was based on a combination of factors including agricultural capability and limitations, proximity to existing industrial and commercial uses, and consideration for the City's industrial and business park needs. To date, 50 ha of the land identified for conditional exclusion by Resolution #384/2005 has been excluded; the remaining 130.1 ha remains in the ALR as the conditions of approval for these lands have not yet been met.

[5] In 2015, 22 landowner-initiated applications were submitted for the exclusion of 22 properties totalling approximately 91 ha from the ALR for industrial uses; the same 22 properties are included in the current Application as part of Special Study Area A. The South Coast Panel refused the 22 applications by Resolutions #17/2016 through #38/2016 on the grounds that: the properties were capable of supporting agriculture; the need for effective farm management was not an appropriate reason to exclude land from the ALR; the potential to develop properties for non-agricultural uses does not suggest that the exclusion of the land is warranted; and that a local government's need for industrial land would be more appropriately addressed by the City as part of a broad planning review.

On January 20, 2017, the Executive Committee received a request for reconsideration of Resolutions #17/2016 through #38/2016. The Executive Committee found that the request for reconsideration did not meet the requirements pursuant to s. 33(1) of the ALCA as the requestor's submission did not constitute evidence that was unavailable at the time of the decision, nor demonstrated that all or part of the original decision was based on evidence that was in error or was false.

[6] In 2016, the City referred a draft copy of its proposed Official Community Plan (OCP) Bylaw No. 2600-2016 to the Commission for review. Amongst other things, the draft OCP proposed the designation of four study areas within the ALR; proposed study area A included all of the properties that form Special Study Area A in the current Application and proposed study area B included 79 properties, 43 of which comprise Special Study Area B in the current Application. The Executive Committee expressed concerns about the proposed designation of the four study areas which were found to include lands of high agricultural capability, lands in active agricultural production, and lands previously refused for exclusion by Resolution #384/2005. The Executive Committee stated that it expected the City to undertake more detailed planning with respect to more acceptable locations for industrial expansion prior to considering the re-designation of ALR lands for industrial uses.

[7] At its meeting of July 31, 2017, the Abbotsford City Council resolved to forward the Application to the Commission with support; one councillor was opposed. The Council

resolution modified the size of Special Study Area B from 79 parcels to 43 parcels (67.35 ha).

EVIDENCE AND FINDINGS

Special Study Area A

[8] The Application submits that only 13 of the 36 parcels in Special Study Area A are currently being used for agriculture, that Special Study Area A is *"well suited to accommodate large, region-serving users in logistics, warehousing and distribution sectors"*, and that these types of users require optimum parcel sizes of 8-12 ha. The Application submits that Special Study Area A has less agricultural activity than is found on adjacent ALR lands, that the *"lack of larger parcels with level to gently sloping areas, as well as the inherent soil limitations, appear to have inhibited larger soil-based agricultural operations from developing on the study area",* and that a lack of systematic irrigation and challenges with drainage have limited the range of agricultural uses occurring. The agricultural suitability assessment prepared by PGL Environmental Consultants, dated April 2017 (the "PGL Report") submits that the Properties exhibit a range of different soil series types and limitations and that management inputs and careful practices are needed in order to maximize agricultural production. The PGL Report also submits that a review of the agricultural capability of the Properties has its limitations when considering viable options for farming and that there are other considerations outside of agricultural capability that impact whether or not land is utilized for agriculture.

[9] To assess the agricultural capability of the Properties, the Executive Committee referred to agricultural capability ratings. The ratings are identified using the BC Land Inventory (BCLI), 'Land Capability Classification for Agriculture in B.C.' system. The improved agricultural capability ratings applicable to the Properties that comprise Special Study Area A are Class 2, Class 3, Class 5, and Class 7 with a range of limitations, and the Class 5 and Class 7 areas correspond to an existing watercourse (for a detailed breakdown of the agricultural capability of Special Study Area A, refer to Schedule B). The Executive Committee finds that the Properties comprising Special Study Area A are capable of supporting agriculture based

on the agricultural capability ratings identified in the ALC's agricultural capability mapping and the PGL Report which both refer to Agricultural Capability Map 92G.1d. Regarding any existing agricultural limitations, the Executive Committee finds that the need for agricultural improvements to address issues like irrigation and drainage is not an appropriate reason to consider excluding land from the ALR.

[10] The Application submits that the lack of agricultural activity within Special Study Area A is in part due to a lack of larger parcels that are level or gently sloped. The Executive Committee agrees that larger parcels may allow for a wider range of agricultural activities to occur, but finds that smaller parcels such as those located in Special Study Area A are still capable of supporting agricultural uses. The Executive Committee notes that the Application identifies an optimal industrial parcel size of 8-12 ha and that of the 36 parcels located in Special Study Area A, only three are 8 ha or larger in size, suggesting that lot consolidations may be necessary in order to facilitate the proposed industrial development. It is not in the Commission's mandate to support lot consolidation for the purpose of re-designating ALR lands for non-agricultural uses and the Executive Committee finds that agricultural uses can occur on the parcels in their existing configuration.

[11] The Executive Committee finds that the current or previous agricultural use of a parcel is not the determining factor in considering whether land is able to support agricultural uses and the Executive Committee disagrees with the Applicant's submission that Special Study Area A is more suitable for non-agricultural uses than for agricultural uses. The Executive Committee finds that 'suitability' is relative and that what is considered 'suitable' for a given party is not determinative of what may be 'suitable' for another party either at present or in future. The Executive Committee finds that the Properties comprising Special Study Area A are capable of supporting a range of agricultural uses at present and in future. The Executive Committee notes that the current level of agricultural activity in Special Study Area A may be less a function of capability and perceived 'suitability' and more a function of landowner uncertainty related to their inclusion within the City's Special Study Area designation. The Executive Committee finds that the proposed exclusion of Special Study Area A is not supportive of its

mandate to preserve agricultural land and to encourage farming and that the lands continue to remain appropriately designated as ALR.

Special Study Area B

[12] The Application submits that Special Study Area B *"is ideally suited to accommodate a range of local market-serving smaller and medium bay industrial businesses"* and that its close proximity to existing industrial areas to the north, the airport to the south, and Mt. Lehman Rd and Highway 1 make it an area with high potential for future industrial use. The Application submits that 65% of the parcels located in Special Study Area B are being used for agriculture and that *"[t]he majority of the properties, with the exception of those along the western side of Queen Street, have been logged and cleared, and put into agricultural production, primarily berries owing to site soils."* The Application also identifies the parcels along the western side of Queen Street as being generally less than 1 ha in size, some of which are currently being used for commercial truck parking. The PGL Report submits that the Properties exhibit a range of different soil series types and limitations and that management inputs and careful practices are needed in order to maximize agricultural production. The PGL Report also submits that a review of the agricultural capability of the Properties has its limitations when considering viable options for farming and that there are other considerations outside of agricultural capability that impact whether or not land is utilized for agriculture.

[13] To assess the agricultural capability of the Properties, within Special Study Area B, the Executive Committee referred to agricultural capability ratings. The ratings are identified using the BC Land Inventory (BCLI), 'Land Capability Classification for Agriculture in B.C.' system. The improved agricultural capability ratings applicable to the Properties that comprise Special Study Area B are Class 1, Class 2, and Class 3, with a range of limitations (for a detailed breakdown of the agricultural capability of Special Study Area B, refer to Schedule B). The Executive Committee finds that the Properties comprising Special Study Area B are capable of supporting agriculture based on the agricultural capability ratings identified in the ALC's agricultural capability mapping and the PGL Report which both refer to Agricultural Capability Map 92G.1d. Regarding any existing agricultural limitations, the

Executive Committee finds that the need for agricultural improvements to address issues like irrigation and drainage is not an appropriate reason to exclude land from the ALR.

[14] Regarding those parcels not currently in agricultural use, the Executive Committee finds that the current or previous use of a parcel is not the determining factor in considering whether land should be excluded from the ALR.

[15] The Executive Committee notes that the development and operation of commercial truck parking on ALR lands without the approval of the ALC is in contravention of the ALCA and the Agricultural Land Reserve Use, Subdivision and Procedure Regulation (the "Regulation") and that such actions are subject to compliance and enforcement.

[16] The Executive Committee disagrees with the Applicant's submission that Special Study Area B is more suitable for non-agricultural uses. The Executive Committee finds that the Properties comprising Special Study Area B are capable of supporting a range of agricultural uses, that the majority of the properties are currently being used for agriculture, and that proximity to existing industrial uses, services, and infrastructure is not relevant to the Commission's mandate to preserve agricultural land and to encourage farming.

Conclusion

[17] In coming to a decision, the Executive Committee must consider the preservation of agricultural land as per the mandate set out in s. 6 of the ALCA. In this regard, the preservation of agricultural land must be considered in the present, as well as in the long-term future. Regardless of the current use of the Properties, whether any agricultural improvements are required in order to address existing site limitations, or whether the Properties have been identified as being suitable for industrial development, the Executive Committee finds that the Properties are capable of supporting agriculture and are therefore appropriately designated as ALR.

[18] The Executive Committee appreciates that the Applicant has completed a three-part Industrial Land Supply Study and that Special Study Area A and Special Study Area B were identified in this study as having a high potential to accommodate future industrial growth in Abbotsford. Although the Applicant submits that there is a *"dwindling supply of*

industrial land in Metro Vancouver and [that] major industrial parks in the Lower Mainland [are] nearing capacity", it is not the role of the Commission to solve this supply issue. To address the Applicant's submission that the Proposal would allow the City of Abbotsford to provide employment opportunities for a growing population, the Commission previously agreed to the exclusion of 180 ha of ALR land within the City of Abbotsford for the purpose of accommodating industrial uses as part of the City in the Country Plan (CIP), of which only 50 ha have been excluded to date. Although the Application identifies constraints regarding the industrial use of the remaining 130 ha of the CIP lands, the Executive Committee does not find this to be sufficient rationale to support the exclusion of additional ALR lands for industrial uses, and furthermore, the Executive Committee finds that agricultural lands can also generate employment opportunities.

DECISION

[19] For the reasons given above, the Executive Committee refuses the Proposal to exclude Special Study Area A (36 parcels totalling 133.74 ha) and Special Study Area B (43 parcels totalling 67.35 ha) from the ALR for industrial uses.

[20] These are the unanimous reasons of the Executive Committee.

[21] A decision of the Executive Committee is a decision of the Commission pursuant to s. 11.1(5) of the ALCA.

[22] Resolution #133/2018
Released on April 27, 2018

Frank Leonard, Chair
On behalf of the Executive Committee

AGRICULTURAL LAND COMMISSION FILE 56718
Resolution #133/2018

SCHEDULE A

Application Properties

SPECIAL STUDY AREA A: Subject Properties

INDEX	PID	HOUSE #	STREET	LEGAL DESCRIPTION	Owner 1	Owner 2	AREA (sq m)	AREA (ha)	EXISTING USE	FARM CLASSIFICATION
1	011-284-111	27619	56TH AVE	SECTION 8 TOWNSHIP 14 NWD PARCEL 1(EP34901), PART SE1/4, OF PCL A (RP4457) .	BOROWSKI, ZBIGNIEW		8,669.71	0.87	Residential/Forested	N
2	012-287-202	27681	56TH AVE	SECTION 8 TOWNSHIP 14 NWD PARCEL A (RP4457), PART SE1/4, EXCEPT PLAN EP34901.	BRADY, PATRICK T		9,010.76	0.90	Residential/Forested	N
3	011-092-742	27618	56TH AVE	LOT A SECTION 5 TOWNSHIP 14 PLAN NWP04363 NWD PARCEL 1, (EXPL PL 6673).	MACGILCHRIST, MANDY A	MULTIPLE ADDITIONAL OWNERS	20,229.77	2.02	Residential/Forested	Y
4	003-803-660	27664	56TH AVE	LOT 28 SECTION 5 TOWNSHIP 14 PLAN NWP37773 NWD PART NE1/4.	MACLEAN, DONALD J	MACLEAN, NINA	20,443.54	2.04	Residential/Forested	N
5	008-502-170	5441	BAYNES ST	LOT 27 SECTION 5 TOWNSHIP 14 PLAN NWP37773 NWD PART NE1/4.	SCHULLI, DANIEL W	SCHULLI, KELLY A	20,450.55	2.05	Residential/Forested	N
6	012-732-753	5435	BAYNES ST	LOT 4 SECTION 5 TOWNSHIP 14 PLAN NWP02514 NWD PART NE1/4.	ORAVEC, STACY P	ORAVEC, ROBERT S	20,375.44	2.04	Residential/Forested	N
7	000-442-674	5379	BAYNES ST	LOT 5 SECTION 5 TOWNSHIP 14 PLAN NWP02514 NWD	STANTON, GAIL E		20,369.95	2.04	Residential/Forested	N
8	012-732-761	5305	BAYNES ST	LOT 6 SECTION 5 TOWNSHIP 14 PLAN NWP02514 NWD PART NE1/4.	BOWES, VICTORIA A		20,370.92	2.04	Residential/Forested	N
9	000-691-143	5235	BAYNES ST	LOT 7 SECTION 5 TOWNSHIP 14 PLAN NWP02514 NWD PART NE1/4.	KURTENACKER, GARRY J	KURTENACKER, GERALDINE C	23,084.50	2.31	Residential/Forested	N
10	006-494-081	5137	BAYNES ST	LOT 20 SECTION 5 TOWNSHIP 14 PLAN NWP42299 NWD	WILLOUGHBY, JULIA E	WILLOUGHBY, LARRY P	77,020.28	7.70	Residential/Forested	N
11	003-569-365	27695	TOWNSHIPLINE RD	LOT 21 SECTION 5 TOWNSHIP 14 PLAN NWP42299 NWD PART SE 1/4.	WILLOUGHBY, LYLE	MULTIPLE ADDITIONAL OWNERS	72,076.09	7.21	Pasture	N
12	013-343-718	27694	TOWNSHIPLINE RD	SECTION 32 TOWNSHIP 13 NWD PART W 1/2 OF NE1/4, EXCEPT PLAN HWY P23336 & 26677.	MILL, LOUISE H		25,058.53	2.51	Residential/Agriculture	N
13	012-732-842	5556	BAYNES ST	LOT 13 SECTION 5 TOWNSHIP 14 PLAN NWP02514 NWD MANUFACTURED HOME REG. # 88349.	NISHI, ISAMU	NISHI, SACHIKO	31,359.47	3.14	Residential	N
14	012-732-834	5478	BAYNES ST	LOT 12 SECTION 5 TOWNSHIP 14 PLAN NWP02514 NWD	PAS, LINDSAY A	FENNER, KELLI L	20,232.92	2.02	Residential	N
15	012-732-796	5438	BAYNES ST	LOT 11 SECTION 5 TOWNSHIP 14 PLAN NWP02514 NWD	SIHOTA, CHRIS	BURGESS, CALVIN B	20,232.43	2.02	Agriculture	Y
16	012-732-788	27717	MYRTLE AVE	LOT 10 SECTION 5 TOWNSHIP 14 PLAN NWP02514 NWD	WIEBE, JOHN L		20,226.31	2.02	Residential/Agriculture	N
17	012-732-770	5282	BAYNES ST	LOT 9 SECTION 5 TOWNSHIP 14 PLAN NWP02514 NWD	WADHAWAN, AJAY P		20,206.97	2.02	Residential/Forested	N
18	010-728-392	5230	BAYNES ST	LOT 8 SECTION 5 TOWNSHIP 14 PLAN NWP02514 NWD PART NE 1/4.	SANDERS, BRYAN W		23,090.91	2.31	Residential/Forested	N
19	000-703-826	5170	BAYNES ST	SECTION 5 TOWNSHIP 14 NWD PART N 1/2 OF E 1/2 OF W 1/2 OF SE1/4.	BINNING, JASVIR S		79,096.16	7.91	Forested	N
20	013-309-765	27763	TOWNSHIPLINE RD	SECTION 5 TOWNSHIP 14 NWD PART S 1/2 OF E 1/2 OF W 1/2 OF SE1/4, MANUFACTURED HOME REG. # 53819.	TOOR, MUKHTIAR S	TOOR, AMAR K	77,158.92	7.72	Residential/Agriculture	Y
21	008-874-301	27764	TOWNSHIPLINE RD	LOT 1 SECTION 32 TOWNSHIP 13 PLAN NWP26677 NWD PART NE1/4.	VAN VLIET, NORMAN N		42,922.80	4.29	Residential/Agriculture	Y
22	012-732-923	27807	MYRTLE AVE	LOT 22 SECTION 5 TOWNSHIP 14 PLAN NWP02514 NWD PART NE1/4.	TOTH, MARIA		37,690.92	3.77	Residential/Agriculture	Y
23	002-539-985	27883	MYRTLE AVE	LOT 21 SECTION 5 TOWNSHIP 14 PLAN NWP02514 NWD PART NE1/4.	PRASAD, MADHURI D	PRASAD, JAGAT	30,524.84	3.05	Residential/Forested	N
24	000-457-876	27923	MYRTLE AVE	LOT 20 SECTION 5 TOWNSHIP 14 PLAN NWP02514 NWD PART NE 1/4.	SOFINA FOODS INC / ALIMENTS SOFINA INC		26,018.17	2.60	Agriculture	Y
25	012-732-907	5373	LEFEUVRE RD	LOT 19 SECTION 5 TOWNSHIP 14 PLAN NWP02514 NWD PART NE1/4.	CLARK, GERALD R	CLARK, JEANETTE	22,584.24	2.26	Residential/Forested	N
26	002-301-954	27810	MYRTLE AVE	LOT 23 SECTION 5 TOWNSHIP 14 PLAN NWP02514 NWD	LIMPRIGHT, HAROLD L	LIMPRIGHT, MIRIAM J	22,849.83	2.28	Residential/Forested	Y
27	002-973-685	27868	MYRTLE AVE	LOT 24 SECTION 5 TOWNSHIP 14 PLAN NWP02514 NWD PART NE1/4.	KEHLER, FRANK	KEHLER, DIANE L	22,891.33	2.29	Residential/Forested	Y
28	001-655-329	27940	MYRTLE AVE	LOT 25 SECTION 5 TOWNSHIP 14 PLAN NWP02514 NWD PART NE1/4.	SANDHOFF, ALMA		22,932.41	2.29	Residential/Forested	N
29	012-732-931	5215	LEFEUVRE RD	LOT 26 SECTION 5 TOWNSHIP 14 PLAN NWP02514 NWD PART NE 1/4, MANUFACTURED HOME REG. # 15046.	MYLTOFT, PAULINE J		21,301.70	2.13	Residential/Forested	N
30	011-874-902	5131	LEFEUVRE RD	SECTION 5 TOWNSHIP 14 NWD PART NE1/4 OF SE1/4, MANUFACTURED HOME REG. # 75220.	TALL TIMBERS RANCH LTD		155,220.88	15.52	Residential/Agriculture	Y
31	007-263-465	4945	LEFEUVRE RD	LOT 19 SECTION 5 TOWNSHIP 14 PLAN NWP36001 NWD PART SE 1/4.	VIRK, SURINDER S	MULTIPLE ADDITIONAL OWNERS	76,856.24	7.69	Residential/Agriculture	Y
32	006-547-745	27823	TOWNSHIPLINE RD	LOT 24 SECTION 5 TOWNSHIP 14 PLAN NWP42806 NWD PART SE 1/4.	RECKNAGEL HOLDINGS CORP		20,219.86	2.02	Residential/Forested	N
33	006-547-729	27873	TOWNSHIPLINE RD	LOT 23 SECTION 5 TOWNSHIP 14 PLAN NWP42806 NWD PART SE 1/4.	NGUYEN, HUONG T		20,226.32	2.02	Residential/Forested	N
34	005-684-536	27907	TOWNSHIPLINE RD	LOT 22 SECTION 5 TOWNSHIP 14 PLAN NWP42806 NWD PART SE 1/4.	SELINGER, KATHLEEN A	MULTIPLE ADDITIONAL OWNERS	33,636.91	3.36	Residential/Vinyard	Y
35	009-190-261	27882	TOWNSHIPLINE RD	SECTION 32 TOWNSHIP 13 NWD PART W 1/2 OF E 1/2 OF NE1/4, EXCEPT PLAN HWY P23336.	BRADNER MUSHROOM FARM LTD		67,729.30	6.77	Agriculture	Y
36	004-194-802	4751	LEFEUVRE RD	SECTION 32 TOWNSHIP 13 NWD PART E 1/2 OF E 1/2 OF NE 1/4, EXCEPT PLAN PT LYING SOUTH & WEST OF PLAN 23336.	BAJWA, HAKAM S	MULTIPLE ADDITIONAL OWNERS	85,054.41	8.51	Residential/Berries	Y

City of Abbotsford ALR Exclusion Application: December 13, 2017 Ownership Update

SPECIAL STUDY AREA B: Subject Properties

					AS SUBMITTED		CORRECT OWNERS ON TITLE					
INDEX	PID	HOUSE #	STREET	LEGAL DESCRIPTIONS	OWNER 1	OWNER 2	OWNER 1	OWNER 2	AREA (sq m)	AREA (ha)	EXISTING USE	FARM CLASSIFICATION
1	007-062-401	2060	MT LEHMAN RD	LOT H SECTION 13 TOWNSHIP 13 PLAN NWP20716 NWD PART NW1/4.	BHANGO, HARPREET S	BHANGU, GURJEET K	BUGRA, PARVINDER K	BUGRA, HARMEL S	1,334.00	0.13	Residential	N
2	010-494-111	2042	MT LEHMAN RD	LOT J SECTION 13 TOWNSHIP 13 PLAN NWP21680 NWD PART NW1/4.	0983007 BC LTD		ARORA, JASWINDER S	ARORA, RITU B	2,551.01	0.26	Residential	N
3	010-494-138	2030	MT LEHMAN RD	LOT K SECTION 13 TOWNSHIP 13 PLAN NWP21680 NWD PART NW 1/4.	RS FARMS LTD		RICHTER, KENNETH D		1,486.18	0.15	Residential	N
4	010-494-154	30433	MARSHALL RD EXT	LOT L SECTION 13 TOWNSHIP 13 PLAN NWP21680 NWD PART NW 1/4.	JANDA GROUP HOLDINGS INC		MANN, JAMES		4,752.23	0.48	Residential	N
5	009-312-889	1941	MT LEHMAN RD	LOT 1 SECTION 13 TOWNSHIP 13 PLAN NWP10350 NWD PART SW 1/4.	BAVALIS, JAMES W	BAVALIS, NORMA J	ABBOTSFORD (CITY)		44,579.49	4.46	Residential/Poultry	N
6	009-312-901	1839	MT LEHMAN RD	LOT 2 SECTION 13 TOWNSHIP 13 PLAN NWP10350 NWD PART SW 1/4.	PENNER, JOHN H		GILL, JAGDEV S	MULTIPLE ADDITIONAL OWNERS	20,211.86	2.02	Residential/Poultry	N
7	009-312-919	1797	MT LEHMAN RD	LOT 3 SECTION 13 TOWNSHIP 13 PLAN NWP10350 NWD PART SW 1/4.	COUNTRY FRESH POULTRY LTD		TOOR, HARJIT S		20,214.85	2.02	Residential/Truck Storage	N
8	000-652-091	1775	MT LEHMAN RD	NWD MOBILE ONLY REF 10290-0140-6 , MANUFACTURED HOME REG. # 19804, BAY # 4, MHP ROLL # 15-313-10290-0140-6.	GILL, JAGDEV S	MULTIPLE ADDITIONAL OWNERS	SIDHU, BALWINDER	SIDHU, SUKHWINDER	20,211.26	2.02	Residential/Agriculture	Y
9	006-982-832	1735	MT LEHMAN RD	LOT 5 SECTION 13 TOWNSHIP 13 PLAN NWP10350 NWD PART S 1/2, LOT 5, PLAN NWP10350, PART N 1/2, SECTION 13, TOWNSHIP 13, NEW WESTMINSTER LAND DISTRICT	JDCP HOLDINGS LTD		PENNER POULTRY FARMS LTD		20,207.68	2.02	Residential/Poultry	Y
10	009-313-001	1693	MT LEHMAN RD	LOT 6 SECTION 13 TOWNSHIP 13 PLAN NWP10350 NWD PARCEL B, PART SW 1/4, (L53055E), MANUFACTURED HOME REG. # 99243.	PARENTE, ARLENA M		BRAICH, PARMINDER K	BRAICH, BALDEV S	10,104.95	1.01	Residential/Truck Storage	N
11	009-313-133	1683	MT LEHMAN RD	SECTION 13 TOWNSHIP 13 PLAN NWP10350 NWD PARCEL A(H31723E), SUBSIDY LOT 6, PART SW 1/4.	DHILLON, GURPREET S		DHILLON, MAJOR	DHILLON, MANJIT	10,105.61	1.01	Residential/Truck Storage	N
12	009-313-231	1625	MT LEHMAN RD	LOT 7 SECTION 13 TOWNSHIP 13 PLAN NWP10350 NWD PARCEL A, PART SW 1/4, EXCEPT PLAN EP35471.	TOOR, HARJIT S		SMITH, KENT G	PASS, CHERYL L	21,258.92	2.13	Residential/Truck Storage	N
13	002-354-951	1603	MT LEHMAN RD	SECTION 13 TOWNSHIP 13 PLAN NWP35471 NWD PARCEL A, SUBSIDY LOT 7, PART SW 1/4, P10350.	REDEKOP, ALFRED		HIGGINS, PAUL J	HIGGINS, CLARE B	960.62	0.10	Residential	N
14	012-345-571	1970	MT LEHMAN RD	LOT 1 SECTION 13 TOWNSHIP 13 PLAN NWP01747 NWD PART SW 1/4, EXCEPT PLAN BCP46236.	LEO, GARRY D		BRAR, JAGIR K		39,860.85	3.99	Residential/Berries	N
15	003-495-477	1938	MT LEHMAN RD	LOT 2 SECTION 13 TOWNSHIP 13 PLAN NWP01747 NWD PART SW 1/4, EXCEPT PLAN 7266.	WATKINS, JAMES A	WATKINS, ROBIN D	JDCP HOLDINGS LTD		40,038.71	4.00	Residential/Berries	Y
16	012-345-636	1918	MT LEHMAN RD	LOT 3 SECTION 13 TOWNSHIP 13 PLAN NWP01747 NWD EXC: PCL "B" (SRW PL 7577).	SIDHU, NIRMAL S	SIDHU, BALDEV K	RS FARMS LTD		39,631.17	3.96	Berries/Truck Storage	Y
17	012-345-792	1876	MT LEHMAN RD	LOT 4 SECTION 13 TOWNSHIP 13 PLAN NWP01747 NWD EXC: PCL "C" (SRW PL 7577).	RAI, GURJIT S	MULTIPLE ADDITIONAL OWNERS	LAL, BRIJ		39,639.96	3.96	Residential/Berries	Y
18	001-943-596	1846	MT LEHMAN RD	LOT 5 SECTION 13 TOWNSHIP 13 PLAN NWP01747 NWD EXC: PT SHOWN ON PL 7577.	LAL, BRIJ		JDCP HOLDINGS LTD		39,519.40	3.95	Residential/Berries	Y
19	008-580-201	1818	MT LEHMAN RD	LOT 6 SECTION 13 TOWNSHIP 13 PLAN NWP01747 NWD PART SW 1/4, EXCEPT PLAN 7577.	GILL, BALJINDER S		BRAR, BALJINDER K	BRAR, PRITPAL S	39,557.91	3.96	Residential/Berries	Y
20	001-597-434	1794	MT LEHMAN RD	LOT 7 SECTION 13 TOWNSHIP 13 PLAN NWP01747 NWD EXC: PT ON PL 7577.	FRIESEN, ERVIN	FRIESEN, JOHANNA	JDCP HOLDINGS LTD	MULTIPLE ADDITIONAL OWNERS	39,507.94	3.95	Residential/Berries	Y
21	001-181-572	1756	MT LEHMAN RD	LOT 8 SECTION 13 TOWNSHIP 13 PLAN NWP01747 NWD EXCEPT PLAN 7577, & EXC EAST 500 FT.	SEKHON, TIMOTHY J		BAINS, AMRIK	BAINS, AVTAR K	29,117.46	2.91	Residential/Berries	Y
22	012-345-911	1716	MT LEHMAN RD	LOT 9 SECTION 13 TOWNSHIP 13 PLAN NWP01747 NWD PART SW1/4, EXCEPT PLAN E 750' & P/W 7577 (RD).	ROYALE ENTERPRISES INC		CTS CONSTRUCTION LTD		23,961.60	2.40	Residential/Fallow	N
23	007-919-042	1672	MT LEHMAN RD	LOT 13 SECTION 13 TOWNSHIP 13 PLAN NWP28053 NWD PART SW1/4, EXCEPT PLAN RP74964.	ROYAL COLUMBIAN POULTRY ULC		REMPEL, GWEN E	REMPEL, JAMES R	13,485.00	1.35	Residential/Truck Storage	N
24	007-919-069	1636	MT LEHMAN RD	LOT 14 SECTION 13 TOWNSHIP 13 PLAN NWP28053 NWD PART SW1/4, EXCEPT PLAN RP74964.	SIDHU, SATPAL S	SIDHU, INDERJIT	R & S BUSINESS GROUP LTD		20,885.79	2.09	Residential/Truck Storage	N
25	002-364-972	1614	MT LEHMAN RD	SECTION 13 TOWNSHIP 13 PLAN NWP01747 NWD PARCEL A (RP9623), SUBSIDY LOT 10, PART SW1/4, EXCEPT PLAN RP74964, MANUFACTURED HOME REG. # 71249.	S & K TRUCKING LTD		PRESS, CATHERINE L		1,000.82	0.10	Residential	N
26	028-971-990		CIVIC N/A	LOT 1 SECTION 13 TOWNSHIP 13 PLAN BCP45832 NWD	BUGRA, PARVINDER K	BUGRA, HARMEL S	ABBOTSFORD (CITY)		259.01	0.03	Vacant	N
27	000-638-749	1967	QUEEN ST	LOT A SECTION 13 TOWNSHIP 13 PLAN NWP13153 NWD SUBSIDY LOT 1, PART SE 1/4, EXCEPT PLAN BCP45832.	BRAR, BALJINDER K	BRAR, PRITPAL S	FOREVER STREET'S REALTY LTD	SIU INVESTMENT LTD	9,624.72	0.96	Residential	N
28	009-771-786	1957	QUEEN ST	LOT B SECTION 13 TOWNSHIP 13 PLAN NWP13153 NWD PART SE1/4.	SANGHA, BALRAJ K	SANGHA, JOGA	SARAN, NACHHATAR K	SARAN, BABU S	9,865.56	0.99	Residential/Forested	N
29	009-771-905	1931	QUEEN ST	LOT C SECTION 13 TOWNSHIP 13 PLAN NWP13153 NWD PART SE1/4, EXCEPT PLAN S 150'.	JDCP HOLDINGS LTD	MULTIPLE ADDITIONAL OWNERS	JANDA GROUP HOLDINGS INC		10,617.48	1.06	Residential/Forested	N
30	009-771-794	1909	QUEEN ST	SECTION 13 TOWNSHIP 13 PLAN NWP13153 NWD LOT S 150', SUBSIDY LOT C, PART SE1/4.	DOUBLE TREE HOLDINGS LTD		WATKINS, JAMES A	WATKINS, ROBIN D	8,130.62	0.81	Residential/Forested	N
31	009-608-605	1885	QUEEN ST	LOT D SECTION 13 TOWNSHIP 13 PLAN NWP13153 NWD PART SE 1/4.	PENNER POULTRY FARMS LTD		COUNTRY FRESH POULTRY LTD		8,880.13	0.89	Residential/Forested	N
32	009-771-913	1859	QUEEN ST	LOT E SECTION 13 TOWNSHIP 13 PLAN NWP13153 NWD	CEDARHILL FARMS LTD		ROYALE ENTERPRISES INC		8,877.39	0.89	Residential/Truck Storage	N
33	004-328-931	1833	QUEEN ST	LOT F SECTION 13 TOWNSHIP 13 PLAN NWP13153 NWD SUBSIDY LOT 4, PART N 1/2 OF SE1/4.	DEOL, GANGA S	MULTIPLE ADDITIONAL OWNERS	SIDHU, SATPAL S	SIDHU, INDERJIT	14,859.44	1.49	Residential	N
34	009-772-201	1980	QUEEN ST	LOT L SECTION 13 TOWNSHIP 13 PLAN NWP13153 NWD PARCEL 1, EXPL PL 15286; PT RD ON PL 61810.	BUAL, GURPREET S	GREWAL, AVTAR S	EDDY, BETTY L	EDDY, MARIE L	7,051.90	0.71	Residential/Pasture	Y
35	009-772-146	1963	TOWNLINE RD	LOT K SECTION 13 TOWNSHIP 13 PLAN NWP13153 NWD PART SE1/4.	DHILLON, MAJOR	DHILLON, MANJIT	MINHAS, KULJIT	MULTIPLE ADDITIONAL OWNERS	8,559.43	0.86	Berries	Y
36	009-253-271	1930	QUEEN ST	LOT R SECTION 13 TOWNSHIP 13 PLAN NWP22611 NWD PART SE1/4.	SIDHU, BALWINDER	SIDHU, SUKHWINDER	BHANGO, HARPREET S	BHANGU, GURJEET K	5,332.97	0.53	Residential/Truck Storage	N
37	002-385-775	1920	QUEEN ST	LOT "Q" SECTION 13 TOWNSHIP 13 PLAN NWP22611 NWD PART SE 1/4.	DAVALEN ENTERPRISES LTD		NORTH COAST TRUCKING LTD		4,864.68	0.49	Residential	N
38	009-772-065	1908	QUEEN ST	SECTION 13 TOWNSHIP 13 PLAN NWP13153 NWD PARCEL P(EP17393), SUBSIDY LOT J, PART SE 1/4, EXCEPT PLAN BCP5097, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1 OR V, AS APPROPRIATE..	BAINS, AMRIK	BAINS, AVTAR K	PENNER, JOHN H		6,032.15	0.60	Residential/Truck Storage	N
39	001-827-464	1878	QUEEN ST	SECTION 13 TOWNSHIP 13 PLAN NWP13153 NWD PARCEL M(EP14284), SUBSIDY LOT I, PART N 1/2 OF SE1/4.	FRIESEN, GEORGE	SOUTHGATE POULTRY FARM LTD	FRIESEN, ERVIN	FRIESEN, JOHANNA	6,096.48	0.61	Residential	N
40	007-027-222	1860	QUEEN ST	LOT A SECTION 13 TOWNSHIP 13 PLAN NWP73412 NWD PART SE1/4.	SIDHU, HARDEEP S	SIDHU, RANJIT S	PARENTE, ARLENA M		3,048.26	0.30	Residential	N
41	007-027-249	1850	QUEEN ST	LOT B SECTION 13 TOWNSHIP 13 PLAN NWP73412 NWD PART SE1/4.	MANN, NACHATTAR S	MANN, GURMAIL K	DHILLON, GURPREET S		3,048.35	0.30	Residential	N
42	000-878-243	1828	QUEEN ST	LOT 4 SECTION 13 TOWNSHIP 13 PLAN NWP22979 NWD PART SE 1/4.	CTS CONSTRUCTION LTD		S & K TRUCKING LTD		6,892.71	0.69	Truck Storage	N
43	001-822-144	1810	QUEEN ST	LOT 5 SECTION 13 TOWNSHIP 13 PLAN NWP22979 NWD PART SE1/4, EXCEPT PLAN BCP01279(ROAD).	BRAICH, PARMINDER K	BRAICH, BALDEV S	BUAL, GURPREET S	GREWAL, AVTAR S	7,112.73	0.71	Truck Storage	N

AGRICULTURAL LAND COMMISSION FILE 56718
Resolution #133/2018

SCHEDULE B

Detailed Agricultural Capability Ratings

SCHEDULE B

To assess the agricultural capability of the Properties, the Executive Committee referred to agricultural capability ratings. The ratings are identified using the BC Land Inventory (BCLI), 'Land Capability Classification for Agriculture in B.C.' system.

Special Study Area A:

The unimproved agricultural capability ratings applicable to the Properties that comprise Special Study Area A are Class 2, Class 3, Class 5, and Class 7, more specifically: 60% 5:3TAW – 3:2TAW – 2:5W; 20% 7:2TAW 3:5W; 13% 7:3TAW 3:3TDA; 5% 5W; and 2% 9:7T 1:5T. The improved agricultural capability ratings applicable to the Properties that comprise Special Study Area A are Class 2, Class 3, Class 5, and Class 7, more specifically: 60% 5:3T 3:2T 2:3DW; 20% 7:2T 3:3DW; 13% 7:3T 3:3TD; 5% 3DW; and 2% 9:7T 1:5T.

According to the ALC's Agricultural Capability Map, the 2% of Special Study Area A identified as Class 5 and Class 7 generally corresponds to the location of an existing watercourse.

> Class 2 - land is capable of producing a wide range of crops. Minor restrictions of soil or climate may reduce capability but pose no major difficulties in management.
>
> Class 3 - land is capable of producing a fairly wide range of crops under good management practices. Soil and/or climate limitations are somewhat restrictive.
>
> Class 5 - land is capable of production of cultivated perennial forage crops and specially adapted crops. Soil and/or climate conditions severely limit capability.
>
> Class 7 - land has no capability for soil bound agriculture.

The limiting subclasses associated with Special Study Area A (unimproved) are: A (soil moisture deficiency), D (undesirable soil structure T (topographic limitations), and W (excess water). The limiting subclasses associated with Special Study Area A (improved) are: D (undesirable soil structure T (topographic limitations), and W (excess water).

Special Study Area B:

The unimproved agricultural capability ratings applicable to the Properties that comprise Special Study Area B are Class 2, Class 3, Class 4, more specifically: 60% 6:4AP 4:3AP; 16% 2A; 14% 4WI; and 10% 3AW. The improved agricultural capability ratings applicable to the Properties that comprise Special Study Area B are Class 1, Class 2, and Class 3, more specifically: 60% 6:3AP 4:1; 16% 1; 14% 3W; and 10% 2A.

Approximately 50% of the parcels located directly adjacent to Queen Street correspond to improved agricultural capability ratings of Class 1, with the remaining 50% corresponding to improved agricultural capability ratings of Class 1 and Class 3, more specifically: 6:3AP 4:1.

> Class 1 - land is capable of producing the very widest range of crops. Soil and climate conditions are optimum, resulting in easy management.
>
> Class 2 - land is capable of producing a wide range of crops. Minor restrictions of soil or climate may reduce capability but pose no major difficulties in management.
>
> Class 3 - land is capable of producing a fairly wide range of crops under good management practices. Soil and/or climate limitations are somewhat restrictive.
>
> Class 4 - land is capable of a restricted range of crops. Soil and climate conditions require special management considerations.

The limiting subclasses associated with Special Study Area B (unimproved) are: A (soil moisture deficiency), I (inundation), P (stoniness), and W (excess water). The limiting subclasses associated with Special Study Area B (improved) are: A (soil moisture deficiency), P (stoniness), and W (excess water).