



**Agricultural Land Commission**  
133-4940 Canada Way  
Burnaby, British Columbia V5G 4K6  
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October 6, 2005

Reply to the attention of Gordon Bednard

Roy and Beryl Moore  
3713 -240th Street  
Langley, BC - V2Z 2J8

Dear Sir/Madam:

**Re: Application #O-36193**

PID: 013-264-524

North 1/2 of the South 1/2 of the North East 1/4, Section 28, Township 10,  
New Westminster District

The Provincial Agricultural Land Commission (the "Commission") has now concluded its review of your application to subdivide your 16.5 ha property into two lots of 8.25 ha each. The Commission understands it is your intention to remain living in the existing home on one lot while selling the remaining lot to your son. The application was submitted pursuant to section 21(2) of the *Agricultural Land Commission Act*.

The Commission wishes to thank you for taking the time to meet with its representatives on September 14, 2005 at the property. The Commission found the meeting and site visit informative.

The Commission considered that the proposed subdivision would not be consistent with the intent of the Homesite Severance policy, nor would it be consistent with approvals in the past where only much smaller homesite lots have been allowed.

For this reason, the Commission refused your application as proposed. The Commission would, however, reconsider the application if the proposal involved to the creation of a small lot (as small as possible) surrounding the existing homesite.

The decision noted above is recorded as Resolution #513/2005.

Yours truly,

PROVINCIAL AGRICULTURAL LAND COMMISSION

Per:

A handwritten signature in black ink, appearing to read 'Erik Karlsen', is written over a white background. The signature is fluid and cursive, with the first letter 'E' being particularly large and prominent.

Erik Karlsen, Chair

cc: Township of Langley - Attn: Bill Ulrich file # AL100092 (10-28-0025)  
Brenda Morre, 7288-201B Street, Langley, BC - V2Y1S7

GB/lv  
36193d1

**MINUTES OF THE PROVINCIAL AGRICULTURAL LAND COMMISSION**

**Minutes of a meeting held by the Provincial Agricultural Land Commission (the “Commission”) on September 14, 2005 at Aldergrove B.C.**

**PRESENT:** Peter Dhillon                                      Chair  
Carol Paulson    Commissioner  
Walter Dyck    Commissioner

**STAFF:** Gordon Bednard, Regional Research Officer  
Tony Pellett, Planner

**For Consideration**

- Gordon Bednard presented a staff report prepared by Simone Magwood dated September 1, 2005 regarding application #O- 36193.

**Site Inspection**

A site inspection was conducted on September 14, 2005. Those in attendance were:

- Commissioners Dhillon, Paulson, & Dyck
- Agricultural Land Commission Staff: Gordon Bednard, Regional Research Officer and Tony Pellett, Planner
- Roy (applicant) and Bernie Moore (son)

The Commission walked the eastern, cleared portion of the property and viewed the proposed subdivision boundary.

**Commission Discussion**

The Commission considered that the proposed lot would not be consistent with the intent of the Homesite Severance policy, nor would it be consistent with homesite approvals in the past where only much smaller lots have been allowed.

**IT WAS**

**MOVED BY:**                      Commissioner Walter Dyck

**SECONDED BY:**              Commissioner Carol Paulson

THAT the staff report be received and the application be refused as presented. However, the Commission would reconsider the application if the proposal was changed to the creation of a small lot (as small as practical) surrounding the existing homesite.

CARRIED

**Staff Report**  
**Application # O – 36193 – 0**  
**Applicant: Roy & Beryl Moore**  
**Agent: Bernie Moore**

**DATE PREPARED:** September 1, 2005

**TO:** Chair and Commissioners – South Coast Panel

**FROM:** Simone Magwood, Regional Research Officer

**PROPOSAL:** To subdivide the 16.5 ha property into two 8.25 ha parcels.

This application is made pursuant to section 21(2) of the *Agricultural Land Commission Act*.

**BACKGROUND INFORMATION:**

The applicants have owned and farmed the property since 1954 and are applying for subdivision under the Homesite Severance Policy. They wish to sell one 8.25 ha lot to their son and live on the other. Their son will maintain and farm both lots.

**Local Government:**

Township of Langley

**Legal Description of Property:**

PID: 013-264-524

North 1/2 of the South 1/2 of the North East 1/4, Section 28, Township 10, New Westminster District

**Purchase Date:**

1954

**Location of Property:**

3713-240 Street, Langley

**Size of Property:**

16.5 ha (The entire property is in the ALR).

**Present use of the Property:**

Hayfields, orchard, woodlands, principle residence, outbuildings

**Surrounding Land Uses:**

**WEST:** Horses, estates, woodlands (ALR)  
**SOUTH:** 32 homes on 0.4 ha lots (non-ALR)  
**EAST:** Residences and hobby farms (ALR)  
**NORTH:** Residences and hobby farms, woodlands (ALR)

**Agricultural Capability:**

Data Source: Agricultural Capability Map # 92G/2a  
The majority of the property is identified as having Prime Dominant ratings.

**Official Community Plan and Designation:**

The local Rural Plan designates the parcel as Agriculture/Countryside (8 ha minimum lot size).

**Zoning Bylaw and Designation:**

The local zoning bylaw designates the parcel as Rural Zone (RU-3).

**LOCAL GOVERNMENT RECOMMENDATIONS/COMMENTS:**

**Local Government Staff:** Local Government Staff note that: Section 110.8 of Zoning Bylaw No. 2500 allows homesite severance parcel sizes to be below the minimum lot size subject to the remnant lot size resulting from the subdivision being not less than 2.0 ha in size.

Local government notes that the agricultural potential of the property is limited by the large amount of wetlands on the west portion of the property. Current farm use of the property consists of a small pasture. The remainder of the property is scrub bush.

Staff also note that the east half of the property lies over the Hopington Aquifer for which Council established a moratorium on developments resulting in an increase in residential density. Staff note that the property is currently zoned Rural Zone (RU-3) allowing two single family dwellings per lot. In order not to increase the overall density, the applicant can be required to enter into a restrictive covenant (to be registered on the new lots at the time of subdivision approval) limiting each parcel to one dwelling unit.

**STAFF COMMENTS:**

Staff note that 8 ha is a large lot size for a homesite severance and recommend a site visit in order to determine the most appropriate parcel size if a homesite severance is allowed.

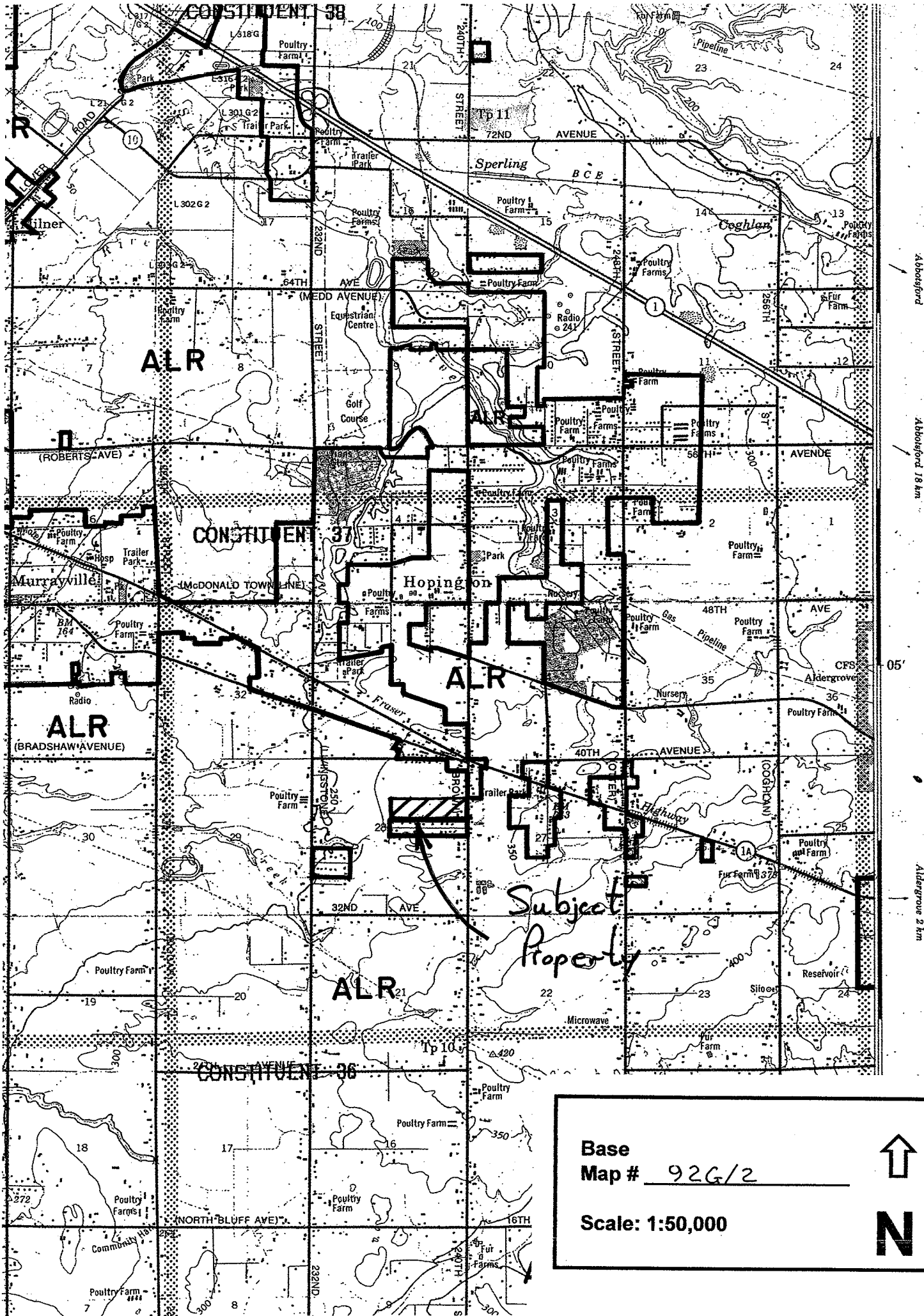
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**END OF REPORT**

Signature

Date

*Sept 2/05*



Abbotsford

Abbotsford 18 km

05'

Aldergrove 2 km

Base  
 Map # 92G/2

Scale: 1:50,000

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