



Agricultural Land Commission
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Burnaby, British Columbia V5G 4K6
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Fax: 604-660-7033
www.alc.gov.bc.ca

October 12, 2005

Reply to the attention of Gordon Bednard

Wayne and Gillian Sych
21865-96th Avenue
Langley, BC - V1M 3T9

Dear Sir/Madam:

Re: Application # O-36194
PID: 024-250-015
Lot 1, Section 6, Township 12, New Westminster District, Plan LMP39428

The Provincial Agricultural Land Commission (the "Commission") has now concluded its review of your application to subdivide the subject property into one lot of 2.1 ha and one lot of 1.8 ha within the ALR. The application was submitted pursuant to section 21(2) of the *Agricultural Land Commission Act* (the "ALCA").

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 writes to advise that it approved your application subject to:

- the subdivision being in substantial compliance with the attached plan.
- compliance 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. The Commission suggests you contact the Township of Langley at your earliest convenience.

The decision noted above is recorded as Resolution # **517/2005**.

Please send two (2) paper prints of the final survey plans to this office well in advance of commencing registration at the Land Titles Office. When the Commission confirms that the subdivision plan is acceptable and verifies that all conditions of approval have been met it will authorize the Registrar of Land Titles to accept the application for deposit of the plan. Please quote your application number in any future correspondence.

Yours truly,

PROVINCIAL AGRICULTURAL LAND COMMISSION

Per:

Erik Karlsen, Chair

cc: Township of Langley Attn: Bill Ulrich file #AL100091 (12-06-0012)

**PLAN SHOWING THE LOCATION OF FOUNDATION FORMS ONLY
 CONSTRUCTED ON LOT 1 OF SECTION 8, TOWNSHIP 1K,
 PLAN LMP NEW WESTMINSTER DISTRICT.**

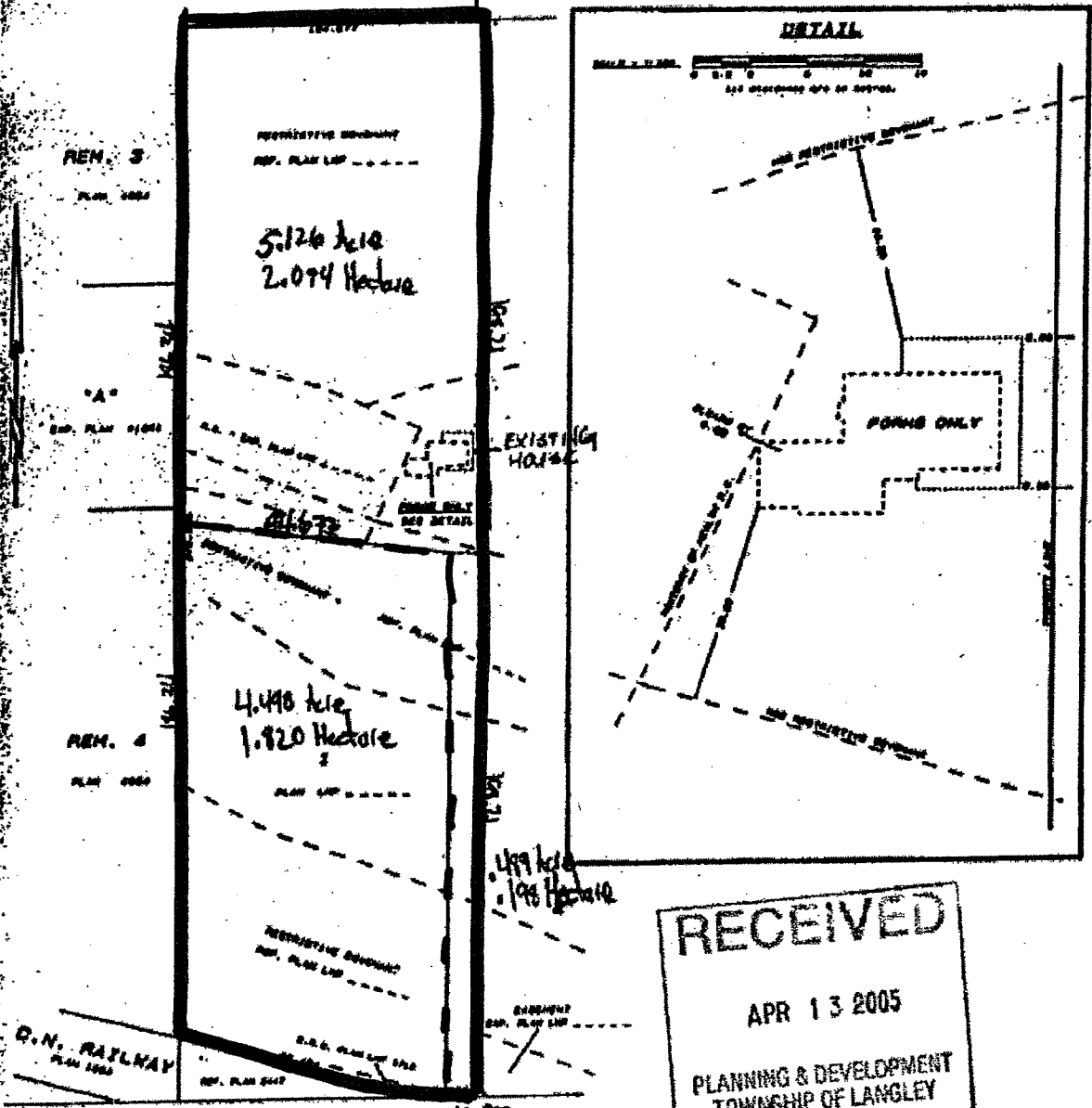
SCALE 1:1000
 ALL DIMENSIONS ARE IN METERS.

SIXTH ARRANGEMENT
 21000 - 0001 FORMS, Langley, B.C.

7 PLAN

8

FORMS ONLY




BILL S. SIMIATO
 REGISTERED LAND SURVEYOR
 1991 - 1992 - 1993 - 1994
 Langley, B.C. V3V 6L7
 Telephone: (604) 200-0204
 Fax: (604) 200-0204

The plan shows the proposed location of boundaries and is not intended to be used as a legal document. It is subject to the provisions of the Land Survey Act and the regulations thereunder. The plan is not a guarantee of the accuracy of the information shown and is not intended to be used as a legal document.

DATE OF PLAN: 2005-04-13
 EC 1000
 [Signature]

Provincial Agricultural Land Commission
 Application: O-36194
 Resolution # 517/2005

 Subject property showing approved subdivision within the ALR.

MINUTES OF THE PROVINCIAL AGRICULTURAL LAND COMMISSION

Minutes of a meeting held by the Provincial Agricultural Land Commission (the "Commission") on September 15, 2005 at Richmond 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- 36194.

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
- Wayne and Jillian Sych

The Commission noted that significant areas of the subject property had considerable topographic constraints as well as large swampy areas.

Commission Discussion

The Commission considered that the property had numerous constraints on its ability to support any agricultural endeavors as well as being within the area of the Langley "Small Farms and Country Estates" zoning to which the Commission had agreed.

IT WAS

MOVED BY: Commissioner Carol Paulson

SECONDED BY: Commissioner Walter Dyck

THAT the staff report be received and the application be approved for the above reasons.

This approval is subject to compliance with any other enactment, legislation or decision of any agency having jurisdiction.

CARRIED

Staff Report
Application # O – 36194 – 0
Applicant: Wayne & Jillian Sych

DATE PREPARED: September 1, 2005

TO: Chair and Commissioners – South Coast Panel

FROM: Simone Magwood, Regional Research Officer

PROPOSAL: To subdivide the 4 ha property into parcels, one of 2.1 ha and the other 1.8 ha with a panhandle.

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

BACKGROUND INFORMATION:

The current parcel has a Ministry of Environment Covenant registered against the title restricting use of the parcel at three separate sections.

The existing lot has road access from 96th Avenue. The applicant proposed to provide legal access to the remainder lot by means of a panhandle from 96th Avenue. Actual physical access however will remain over the existing driveway. The panhandle is required because although the topography of the site would allow for conventional subdivision, access to 96th Avenue is limited by the C.N. Railway line which crosses the lot's frontage. The panhandle proposal would not increase the number of driveways onto 96th Avenue as the proposed remainder lot panhandle will utilize the existing driveway. It is stated that the subject lot has no further subdivision potential under its current land use designation and zoning.

The application is not being forwarded to Langley Agricultural Advisory Committee because, only one new lot is proposed and it is in keeping with Langley's Rural Plan and Zoning Bylaw requirements. Local Government Staff state that site conditions severely limit the agricultural capability of the land.

The subject property was created by a Commission approved subdivision in 1996. At that time the original property was divided from one 8 ha lot to two 4 ha lots.

Local Government:

Township of Langley

Legal Description of Property:

PID: 024-250-015

Lot 1, Section 6, Township 12, New Westminster District, Plan LMP39428

Purchase Date:

1998

Location of Property:

21865 - 96 Avenue, Langley

Size of Property:

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

Present use of the Property:

One single family home

Agricultural Capability:

Data Source: Agricultural Capability Map # 92G/2h
The majority of the property is identified as having mixed primary and secondary ratings.

Official Community Plan and Designation:

The parcel is designated Small Farms/Country Estates in the Local Rural Area Plan. (Minimum Parcel size 1.7 ha).

Zoning Bylaw and Designation:

The parcel is zoned RU-1. Minimum parcel size 1.7 ha.

PREVIOUS APPLICATIONS:

Application #30615-0

Applicant: Lane, Fraser & Michele
Decision Date: June 26, 1996
Proposal: To subdivide the 8.0 ha subject property into two parcels, each approximately 4.0 ha in size.
Decision: Allowed as submitted.

Application #17942-0

Applicant: Lane, Fraser & Michele
Decision Date: April 27, 1984
Proposal: To construct a new house as a principle dwelling while retaining use of the existing house for the owners' son.
Decision: Allowed the construction of the new home subject to rendering the existing house uninhabitable following occupancy of the new residence.

Application #26512-0

Applicant: Lane, Fraser & Michele
Decision Date: March 26, 1992
Proposal: To deposit 5000m³ of soil up to a maximum depth of 1 m
Decision: Allowed with conditions

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LOCAL GOVERNMENT RECOMMENDATIONS/COMMENTS:

The Local Government recommends support.

STAFF COMMENTS:

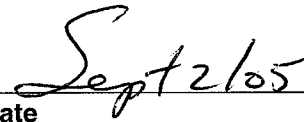
Staff recommends a site visit in order to assess the agricultural capability of the parcel.

END OF REPORT

Signature

A large, stylized handwritten signature, possibly reading 'B', written in black ink over a horizontal line.

Date

The handwritten date 'Sept 2/05' written in black ink over a horizontal line.