

Agricultural Land Commission

133–4940 Canada Way Burnaby, British Columbia V5G 4K6

Tel: 604-660-7000 Fax: 604-660-7033 www.alc.gov.bc.ca

December 16, 2005

Reply to the attention of Gordon Bednard

B & E Investments 2258 Peardonville Road Abbotsford, BC - V2T 6J8

Dear Sir/Madam:

Re: A

Application # O-36346

Lot 1, Section 7, Township 14, New Westminster District, Plan 72118,

EXCEPT Plan LMP52955

The Provincial Agricultural Land Commission (the "Commission") has now concluded its review of your application to subdivide the existing 4 ha subject parcel into two lots of 2 ha each, 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 December 7, 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 #661/2005.

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 Kartsen, Chair

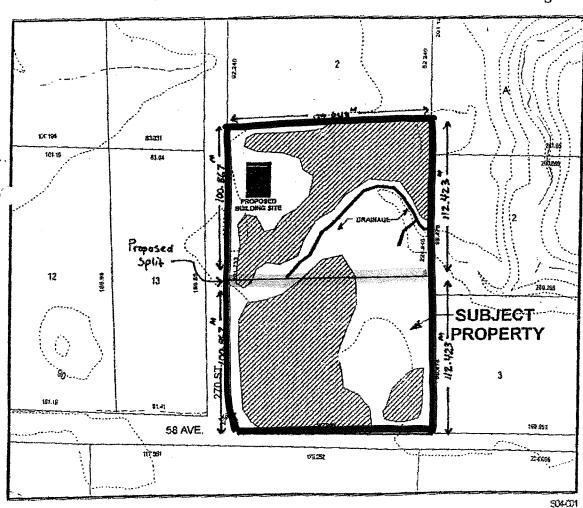
cc: Township of Langley - Attn: Bill Ulrich (# AL100100)

GB/lv/Encl./36346d1

PROPERTY OWNERS: B & E INVESTMENTS LTD.

LEGAL: LOT 1, SEC. 7, TP. 14, PLAN 72118





Provincial Agricultural Land Commission

Application: O-36346 Resolution # 661/2005



Subject property.



Approved subdivision into two lots within the ALR

MINUTES OF THE PROVINCIAL AGRICULTURAL LAND COMMISSION

Minutes of a meeting held by the Provincial Agricultural Land Commission (the "Commission") on December 7, 2005 at the offices of the Commission located at #133 – 4940 Canada Way, Burnaby, B.C.

PRESENT:

Peter Dhillon

Chair

Carol Paulson

Commissioner

Walter Dyck

Commissioner

STAFF:

Gordon Bednard, Regional Research Officer

For Consideration

Gordon Bednard presented his staff report dated November 28, 2005 regarding application #O- 36346.

Site Inspection

A site inspection was conducted on December 7, 2005. Those in attendance were:

- Commissioners Dhillon & Dyck
- Agricultural Land Commission Staff: Gordon Bednard, Regional Research Officer
- Bert Heinrichs

The Commission viewed the property and discussed the application with Mr. Heinrichs. The Commission noted that some amount of fill had been placed on the property without approval from the Commission.

Commissioner Eligible to Vote

Commissioner Paulson was not present at the site inspection and confirms that she is eligible to vote on the application as she was given a summary of the site inspection.

Commission Discussion

The Commission recalled that the area in which this property lies is within the Township of Langley "Small Farms and Country Estates" designated area to which the Commission has agreed. This agreement includes the provision of a minimum lot size of 1.7 ha in the ALR.

IT WAS

MOVED BY:

Commissioner Peter Dhillon

SECONDED BY:

Commissioner Walter Dyck

THAT the staff report be received and the application be approved as presented for the above reason. This approval is subject to compliance with any other enactment, legislation or decision of any agency having jurisdiction.



Staff Report Application # O – 36346 Applicant: B & E Investments (Bert Heinrichs)

DATE PREPARED:

November 28, 2005

TO:

Chair and Commissioners - South Coast Panel

FROM:

Gordon Bednard, Regional Research Officer

PROPOSAL:

To subdivide the existing 4 ha subject parcel into two lots of 2 ha each, within the ALR. The applicants propose to build a residence on one parcel and will keep

the other bare. Farming is intended on both parcels.

This application is made pursuant to section 21(2) of the Agricultural Land

Commission Act.

BACKGROUND INFORMATION:

The subject lands lie within the area of "Small Farms and Country Estates" OCP designation to which the Commission has agreed.

Local Government:

The Corporation of the Township of Langley

Legal Description of Property:

PID: 004-424-841

Lot 1, Section 7, Township 14, New Westminster District, Plan 72118, EXCEPT Plan LMP52955

Purchase Date (m/d/y):

11/01/2003

Location of Property:

NE corner of 270 Street and 58 Avenue, Township of Langley

Size of Property:

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

Present use of the Property:

vacant

Surrounding Land Uses:

WEST: Rural residential parcels in ALR

SOUTH: Gloucester Industrial Park (Ocean Spray), out of ALR

EAST: Rural residential in ALR with non-ALR industrial lands beyond NORTH: Rural residential and hobby farms from 2-8 ha in size, all in ALR

Agricultural Capability:

Data Source: Agricultural Capability Map # 92G/1d

The majority of the property is identified as having Secondary ratings.

Official Community Plan and Designation:

Small Farms and Country Estates

Zoning Bylaw and Designation:

Rural Zone RU-1 1.7 ha MLS

PREVIOUS APPLICATIONS:

Application #06539-0

Applicant:

Caplette, R. Decision Date: January 30, 1979

Proposal:

To place a second dwelling (mobile home) on the property.

Decision:

The Commission approved the request subject to conditions including a

temporary foundation.

Application #10658-0

Applicant:

Caplette, R. Decision Date: July 09, 1980

Proposal:

To subdivide a 2 hectare parcel from the 11.8 hectare property.

Decision:

The Commission refused the request on the grounds that the proposal would subdivide lands capable of agricultural use and encourage similar non farm

development in the area.

Application #35229-0

Applicant:

B & E Investments

Decision Date: March 2004

Proposal:

Placement of 4000 cubic metres of fill for chicken barns

Decision:

Allowed as specified farm use

RELEVANT APPLICATIONS:	
NORTH	
Application #33292-0	
Applicant:	Houston, Alfred & Myrna
Decision Date:	August 02, 2000
Proposal:	To subdivide the 7.8 hectare property into one lot of approximately 2.4 hectares
•	and three lots of approximately 1.7 hectares.
LOCAL GOVERNMENT RECOMMENDATIONS/COMMENTS:	
Endorsed by council	
STAFF COMMENTS:	
Allow as requested - poor quality agricultural land, Commission agreement with OCP designation and lot size	
END OF REPORT	
Signature	Date