



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

April 24, 2006

Reply to the attention of Gordon Bednard

Wendy Hayter & Wayne Griffin
10271 Allard Crescent
Langley, BC V1M 3V8

Dear Wendy Hayter and Wayne Griffin:

Re: Application # 36495
PID: 001-984-021
Parcel T, (Plan with fee deposited 21728E), New Westminster District, EXCEPT
Plan 70060, Lot B, Langley Township Township 11

The Provincial Agricultural Land Commission (the "Commission") has now concluded its review of your application to subdivide the subject 6 ha property into three lots of 2 ha each. 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 March 16, 2006 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 # **142/2006**.

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

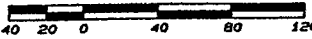
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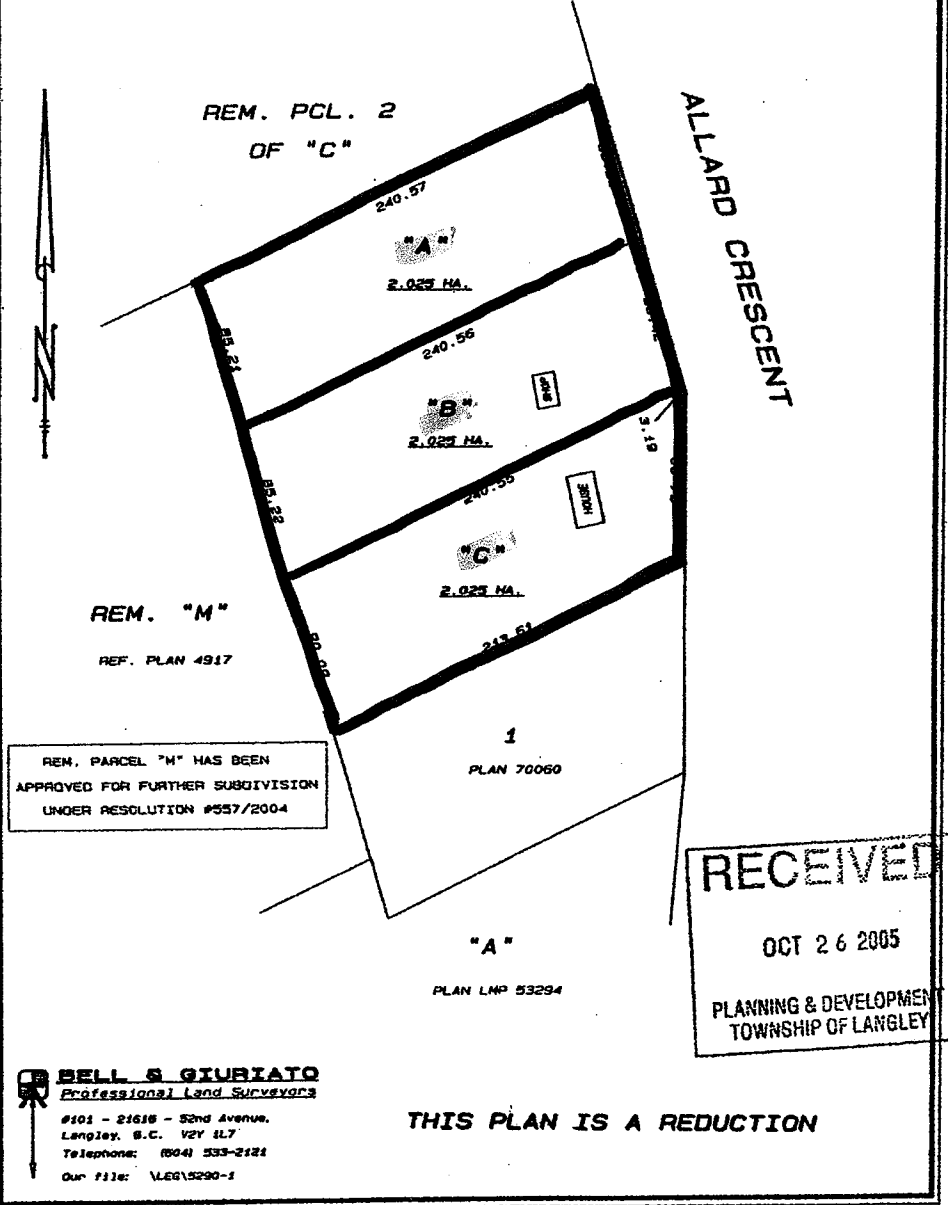
Erik Karlsen, Chair

cc: Township of Langley Attn: Bill Ulrich (#AL 100108)
Bell and Giuriato - Attn: Glen Bell, 101 - 21616 - 52nd Avenue, Langley V2Y1L7



GB/lv/Encl./36495d1

**PLAN SHOWING PROPOSED SUBDIVISION OF PARCEL "T"
 (PLAN WITH FEE DEPOSITED 21728E) EXCEPT:
 PLAN 70060, LOT "B" LANGLEY TOWNSHIP
 TOWNSHIP 11, NEW WESTMINSTER DISTRICT.**

SCALE - 1:2000  All distances are in metres.



Provincial Agricultural Land Commission
 Application: 36495
 Resolution # 142/2006

-  Subject property.
-  3 lot subdivision approved within the ALR



Staff Report
Application # O – 36495
Applicant: Wendy Hayter
Agent: Bell & Giuriato

DATE PREPARED: March 8, 2006

TO: Chair and Commissioners – South Coast Panel

FROM: Gordon Bednard, Regional Research Officer

PROPOSAL: To subdivide the subject 6 ha property into three lots of 2 ha each.

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

BACKGROUND INFORMATION:

This property lies within the area zoned Small Farms and Country Estates within which the Commission has agreed to allow subdivision down to 1.7 ha lots.

Local Government:

The Corporation of the Township of Langley

Legal Description of Property:

PID: 001-984-021

Parcel T, (Plan with fee deposited 21728E), New Westminster District, EXCEPT Plan 70060, Lot B, Langley Townsite Township 11

Purchase Date (m/d/y):

10/08/1997

Location of Property:

10271 Allard Crescent, Langley

Size of Property:

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

Present use of the Property:

one dwelling, shop and garage.

Surrounding Land Uses:

WEST: Rural residences and hobby farms in ALR
SOUTH: Rural Residential properties, in ALR
EAST: Allard Cres. small rural residential holdings beyond in ALR, Fraser River
NORTH: Derby Reach regional park, in ALR

Agricultural Capability:

Data Source: Agricultural Capability Map # 92G/2h
The majority of the property is identified as having Prime Dominant ratings of class 2 and 3.

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 #11646-0

Applicant: Griffin, Lloyd
Decision Date: June 09, 1981
Proposal: To subdivide the 8 hectare property into two approximately 4 hectare lots.
Decision: The Commission rescinded a previous approval and approved the request.

Application #11646-1

Applicant: Griffin, Lloyd
Decision Date: December 19, 1984
Proposal: To subdivide the 8 hectare property into one approximately 2.02 hectare lot and one approximately 5.98 hectare lot.
Decision: The Commission rescinded the previous approval and approved the request.

RELEVANT APPLICATIONS:

Application #33676-0

Applicant: 517769 BC Ltd
Decision Date: April 10, 2001
Proposal: To subdivide the 6.67 hectare property into one lot of 1.7 hectares and one lot of 4.97 hectares.
Decision: The Commission approved the subdivision request as proposed.

Application #35490-0

Applicant: 517769 BC Ltd and Zywiecki
Decision Date: December 2004
Proposal: Subdivide two properties totaling 6 ha into three lots of 2 ha each
Decision: Allowed as requested

LOCAL GOVERNMENT RECOMMENDATIONS/COMMENTS:

Forwarded with support from Council

STAFF COMMENTS:

The Commission has agreed with the designation and the minimum lot size provisions in this area. As this proposal falls within those agreements, staff supports the present application.

END OF REPORT

Signature

Date