



Agricultural Land Commission
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June 28, 2006

Reply to the attention of Gordon Bednard

Michael Kluckner and Marie Allen
21733 - 8th Avenue
Langley, BC -V2Z 1R4

Dear Sir/Madam:

RE: Application #O-36706

PID: 002-311-305

Lot 7, Section 7, Township 10, New Westminster District, Plan 39546

The Provincial Agricultural Land Commission (the "Commission") has now concluded its review of your application to subdivide the above 3.7 ha property into two lots of 2 and 1.7 ha. The application was submitted pursuant to section 21(2) of the *Agricultural Land Commission Act*.

The Commission wishes to thank Michael Kluckner for taking the time to meet with its representatives on June 19, 2006 at the property. The Commission found the meeting and site visit informative.

The Commission considered that with the dwelling and farm buildings situated as they are at the front and centre of the property, it would be difficult to allow a subdivision without negatively affecting the agricultural utility of both proposed parcels. At present, as a single unit, the property represents a useful small farm property with both open area and farm structures which would lend it to being useful for a wide range of agricultural pursuits. Division of the property would only create two large residential parcels and effectively limit the potential for agricultural use in the future.

For these reasons, the Commission refused your application.

The decision noted above is recorded as Resolution # **299/2006**.

Yours truly,

PROVINCIAL AGRICULTURAL LAND COMMISSION

Per:

Erik Karlsen, Chair

pc: Township of Langley Attn: Bill Ulrich file # AL100115

GB/lv/36706d1.

MINUTES OF THE PROVINCIAL AGRICULTURAL LAND COMMISSION

Minutes of a meeting held by the Provincial Agricultural Land Commission (the "Commission") on June 20, 2006 at Surrey, B.C.

PRESENT: Erik Karlsen Chair
 Sue Irvine Commissioner
 John Tomlinson Commissioner

ABSENT: Lorne Seitz Commissioner

STAFF: Gordon Bednard, Regional Research Officer

For Consideration

Gordon Bednard presented his staff report dated June 9, 2006 regarding application #O-36706.

Site Inspection

A site inspection was conducted on June 19, 2006. Those in attendance were:

- Commissioners Karlsen, Irvine and Tomlinson
- Agricultural Land Commission Staff: Gordon Bednard, Regional Research Officer
- Michael Kluckner

The Commission viewed the property and the proposed subdivision line and discussed the application with Mr. Kluckner.

Commission Discussion

The Commission considered that with the dwelling and farm buildings situated as they are at present, it would be difficult to allow a subdivision of the property without negatively affecting the agricultural utility of both proposed parcels. At present, as a single unit, the property represents a useful small farm property with both open area and farm structures which would lend it to being useful for a wide range of agricultural pursuits. Division of the property would only create two large residential parcels and effectively limit the potential for agricultural use in the future.

IT WAS

Moved By: Commissioner Sue Irvine
Seconded By: Commissioner John Tomlinson

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

CARRIED



Staff Report
Application # O – 36706
Applicant: Marie Allen / Michael Kluckner

DATE PREPARED: June 9, 2006

TO: Chair and Commissioners – South Coast Panel

FROM: Gordon Bednard, Regional Research Officer

PROPOSAL: To subdivide this 3.7 ha property into two lots of 2 and 1.7 ha.

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

BACKGROUND INFORMATION:

This property lies in an area designated "Small Farms and Country Estates" in the Langley Rural Plan in which the Commission has agreed in principle with subdivision down to 1.7 ha.

Local Government:

The Corporation of the Township of Langley

Legal Description of Property:

PID: 002-311-305
Lot 7, Section 7, Township 10, New Westminster District, Plan 39546

Purchase Date (m/d/y):

January 1989

Location of Property:

21733 - 8th Avenue, Township of Langley

Size of Property:

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

Present use of the Property:

one residence, various barns and outbuildings, pasture and small nursery operation

Surrounding Land Uses:

WEST: Hobby farms, horse operations and rural residences, in ALR
SOUTH: Horses and stables in ALR
EAST: Horse operation and small rural residential lots, in ALR
NORTH: Hobby farms and horse operations on larger properties in 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:

Small Farms and Country Estates

Zoning Bylaw and Designation:

Rural Zone RU-1
1.7 ha MLS

PREVIOUS APPLICATIONS:

NONE

LOCAL GOVERNMENT RECOMMENDATIONS/COMMENTS:

Endorsed by council

PLANNING COMMENT:

In its 1992 review of the Langley Rural Plan, the Commission endorsed application of the "Small Farms/Country Estates" designation to some limited portions of the ALR, generally where there was already a pattern of parcelization. The Commission did not consent to Langley's proposal to use that designation as a transition area between urban and full-scale agriculture throughout the Township. This position was reinforced with only minor changes by Resolution #675/2002 as part of the Commission's review of a proposed major update to the Rural Plan, to be combined with Edge Planning in cooperation with the Ministry of Agriculture and Lands.

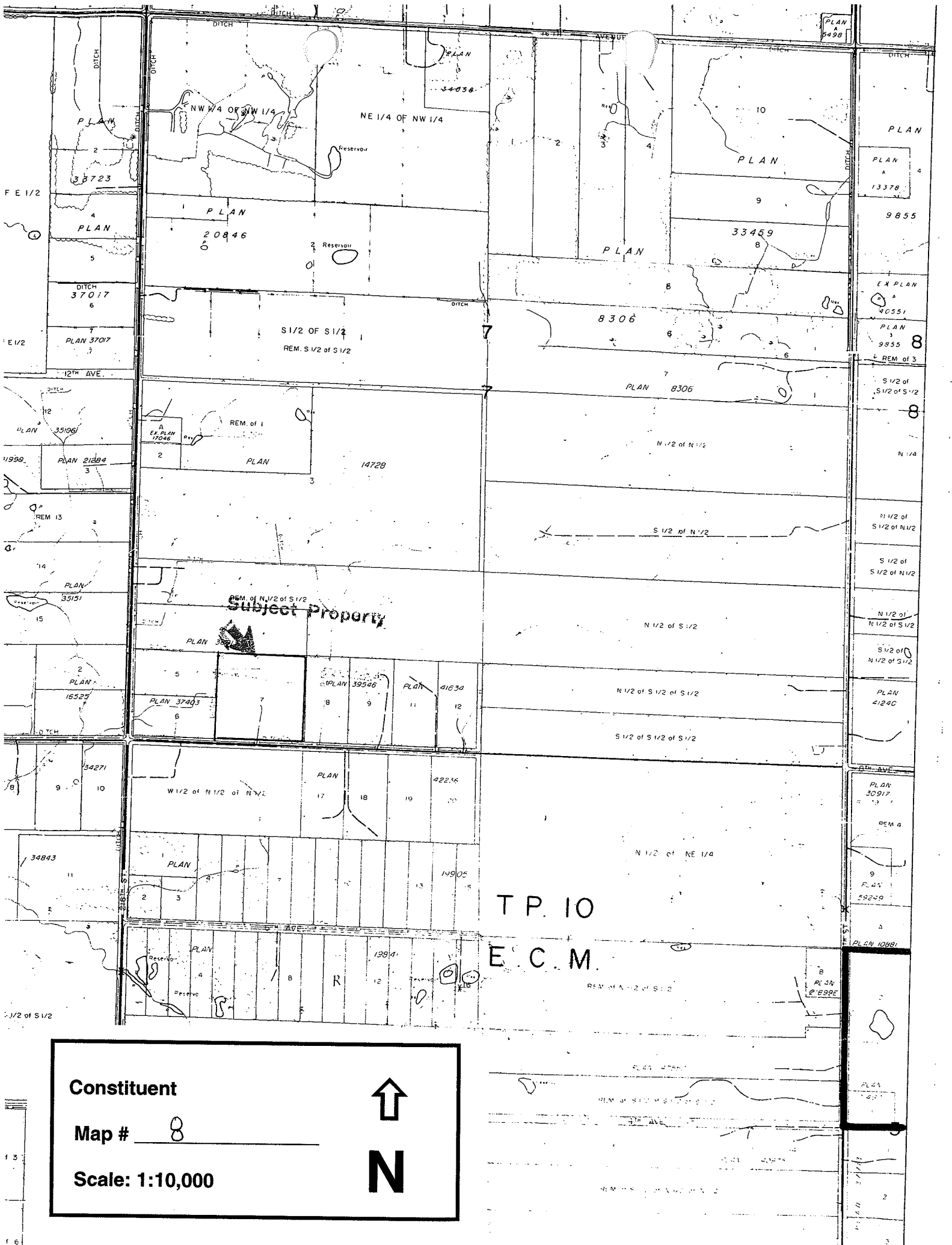
STAFF COMMENTS:

The Commission has agreed to the Rural Plan designation for this property and has agreed to allow subdivision in this area to a 1.7 ha minimum lot size. A decision to allow the present application would be consistent with the Commission's past approval.


END OF REPORT

Signature

Date



Constituent
Map # 8
Scale: 1:10,000


N