



Agricultural Land Commission
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FAXED

May 30, 2007

Reply to the attention of Jennifer Carson
ALC File: O-37375

Donald and June Lang
2424 - 224th Street
Langley, BC
V2Z 2Z3

Dear Mr. and Mrs. Lang:

Re: Application for Non-Farm Use in the Agricultural Land Reserve

Please find attached the Minutes of Resolution # 244/2007 outlining the Commission's decision as it relates to the above noted application.

Yours truly,

PROVINCIAL AGRICULTURAL LAND COMMISSION

Per:

A handwritten signature in black ink, appearing to read 'KBUMY', is written over the printed name Erik Karlsen.

Erik Karlsen, Chair

cc: The Corporation of the Township of Langley (AC000039)

Enclosure: Minutes

JC/37375d1



MINUTES OF THE PROVINCIAL AGRICULTURAL LAND COMMISSION

A meeting was held by the Provincial Agricultural Land Commission on May 23, 2007 in Langley, B.C.

PRESENT:	Sylvia Pranger	Chair, South Coast Panel
	Michael Bose	Commissioner
	Erik Karlsen	Commissioner
	Tony Pellett	Staff
	Jennifer Carson	Staff

For Consideration

Application: # O- 37375
Applicant: Donald and June Lang
Proposal: Non-farm use to place a second dwelling on the subject property.
Legal: PID: 006-163-696
Lot 4, Section 20, Township 10, New Westminster District, Plan 41598
Location: 2424 - 224 Street, Langley

Site Inspection

A site inspection was conducted on May 23, 2007. Those in attendance were:

- Sylvia Pranger Chair, South Coast Panel
- Michael Bose Commissioner
- Erik Karlsen Commissioner
- Tony Pellett Staff
- Jennifer Carson Staff
- Mr. Lang Applicant
- Mrs. Lang Applicant

The Commissioners and Staff met with the applicants Mr. and Mrs. Lang to discuss the second dwelling application. Mr. Lang explained to the Commission that he and his wife required more space than was available in the present mobile home they are living in. Their neighbour on 232nd and 44A Street has a house that they want to move off of their property, which would be available to them if the application was allowed. Mr. Lang mentioned that their mobile's existing square footage is 1000 square feet, whereas the new house would be 1500 square feet. The Langs also mentioned that they are on a well, they have horses on the property and have had difficulties growing anything besides hay on the property. Mr. Lang confirmed that the staff report dated May 11, 2007 was received and no errors were identified.

Context

The proposal was weighed against the purposes of the Commission as stipulated in section 6 of the *Agricultural Land Commission Act* (the "Act"). They are:

1. to preserve agricultural land
2. to encourage farming on agricultural land in collaboration with other communities of interest, and
3. to encourage local governments, first nations, the government and its agents to enable and accommodate farm use of agricultural land and uses compatible with agriculture in their plans, bylaws and policies.

Discussion

Assessment of Agricultural Capability

In assessing agricultural capability, the Commission refers in part to agricultural capability mapping and ratings. The ratings are interpreted using the Canada Land Inventory (CLI), 'Soil Capability Classification for Agriculture' system, or the BC Land Inventory (BCLI), 'Land Capability Classification for Agriculture in B.C.' system.

The improved classifications for the agricultural capability of the soil of the subject property are:

- Class 4 – Land in this class has limitations that require special management practices or severely restrict the range of crops, or both.
- Class 5 – Land in this class has limitations that restrict its capability to producing perennial forage crops or other specially adapted crops.
- Class 7 – Land in this class has no capability for arable or sustained natural grazing

Subclasses

- T topography
W excess water

Assessment of Impact on Agriculture

The Commission also assessed the impact of the proposal against the long term goal of preserving agricultural land. The Commissioners did not see a substantial difference in the change of footprint between the existing mobile and the proposed house that would be moved onto the property. The Commission believes the proposal would not adversely impact existing or potential agricultural use of surrounding lands.

Conclusion

That the proposal will not have an adverse impact on agriculture.

IT WAS

MOVED BY: Commissioner Bose
SECONDED BY: Commissioner Pranger

THAT the application be allowed.

AND THAT the approval is subject to the following conditions:

- The existing mobile which Mr. and Mrs. Lang currently live in must be removed before the other house is placed on the property.
- Removal of one of the houses off the property is required when it is no longer needed for a family member.

This decision does not relieve the owner or occupier of the responsibility to comply 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.

CARRIED
Resolution # 244/2007



Staff Report
Application # O – 37375
Applicant: Donald and June Lang

DATE RECEIVED: April 23, 2007

DATE PREPARED: May 11, 2007

TO: Chair and Commissioners – South Coast Panel

FROM: Jennifer Carson, Land Use Planner

PROPOSAL: Non-farm use to place a second dwelling on the subject property. This application is made pursuant to section 20(3) of the *Agricultural Land Commission Act*.

BACKGROUND INFORMATION:

Commission staff have spoken with Mr. Lang on several occasions to discuss this proposal. Mr. Lang and his wife currently live in a mobile home on the property with their daughter and her family living in the house. The mobile home is getting too small for Mr. and Mrs. Lang. A neighbour mentioned to Mr. Lang that he could have a pre-built home that currently resides on the neighbor's property if he would pay for moving it. Mr. Lang explained that the footprint of this new house would not be larger than a permitted double wide mobile. Mr. Lang also mentioned that all people living on the property assist in its upkeep and therefore the second dwelling maybe permitted as necessary for running the farm. he existing legislation, regulations and policies of the ALC as they pertain to second dwellings were made available to Mr. Lang and were discussed at length. Mr. Lang was informed that if he wished to move a house from a neighbor's property and place it on his property he would have to make an application to the Commission for a non-farm use.

Local Government:

The Corporation of the Township of Langley

Legal Description of Property:

PID: 006-163-696
Lot 4, Section 20, Township 10, New Westminster District, Plan 41598

Purchase Date:

January 1990

Location of Property:

2424 - 224 Street, Langley

Size of Property:

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

Present use of the Property:

Breeding and selling horse's, residence, mobile home, workshop, barn and storage building

Surrounding Land Uses:

WEST: Rental Property - previous owner raised horses

SOUTH: Horse Facility

EAST: Horse Facility - training

NORTH: Horse Facility

Agricultural Capability:

Data Source: Agricultural Capability Map # 92G2a

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

Zoning Bylaw and Designation:

Zoning Designation: RU-3

Minimum Lot Size: 8.0 ha

RELEVANT APPLICATIONS:

Application #32450-2

Applicant: Les Clay & Son Ltd

Decision Date: September 27, 2000

Proposal: Proposed to retain an existing mobile home on the proposed homesite lot in addition to the dwelling which is already located on site.

Decision: Allowed the mobile home to remain on the proposed homesite lot in addition to the permanent dwelling subject to the removal of the mobile home when no longer occupied by a family member.

Application #34033-0

Applicant: Maybin, Robert

Decision Date: November 02, 2001

Proposal: Requested permission to place a third residence (mobile home) on the property to accommodate farm help. The applicant is a thoroughbred racehorse trainer with approximately 30 head of horses along with some poultry and cattle.

Decision: Allowed the third dwelling for farm help subject to the use of a temporary foundation and posting of a \$10,000 security in the form of an Irrevocable Letter of Credit to ensure that the home is removed and the site rehabilitated after it is no longer required for farm help.

Application #34633-0

Applicant: Farquhar, Robert & Marilyn

Decision Date: December 16, 2002

Proposal: Proposed to subdivide a 2 ha homesite lot from the 6 ha property.

Decision: Allowed subdivision of a 2 ha lot as proposed under the Homesite Severance Policy.

LOCAL GOVERNMENT RECOMMENDATIONS/COMMENTS:

Council:

The council authorized staff to forward all "Rural non-farm second dwelling applications directly to the ALC for consideration without further consideration or review by Council.

STAFF COMMENTS:

It is recommended that the Commission consider the following:

- The Agricultural Capability of the subject property is classified as having Secondary ratings.
- A site visit will help to determine whether the property is unfit for agriculture as the applicant's letter suggests.
- Viewing the property and the proposed sites would assist the Commission in making a decision.

ATTACHMENTS:

1. Base Map
2. Agricultural Capability Map
3. Aerial Photograph
4. Sketch of proposal
5. Letter from applicant (2 pages)

END OF REPORT


Signature

May 14, 2007
Date