



Agricultural Land Commission
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November 26, 2007

Reply to the attention of Ron Wallace
ALC File: O-37663

Mario and Karen Anderlini
839 - 248th St.
Aldergrove, BC V4W2B8

Dear Sir/Madam:

Re: Application to Subdivide land in the Agricultural Land Reserve

Please find attached the Minutes of Resolution # 576/2007 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 'Erik Karlsen', is written over a horizontal line.

Erik Karlsen, Chair

cc: The Corporation of the Township of Langley (AL100151)
Isaak Osman & Associates 20609 Logan Avenue Langley, BC V3A7R3

Enclosure: Minutes



MINUTES OF THE PROVINCIAL AGRICULTURAL LAND COMMISSION

A meeting was held by the Provincial Agricultural Land Commission on November 07, 2007 in Langley, B.C.

PRESENT:	Sylvia Pranger	Chair, South Coast Panel
	Michael Bose	Commissioner
	John Tomlinson	Commissioner
	Ron Wallace	Staff
	Tony Pellett	Staff
	Jennifer Carson	Staff

For Consideration

Application: # O- 37663
Applicant: Mario and Karen Anderlini
Agent: Isaak Osman & Associates
Proposal: Non-farm use to consolidate two (2) parcels of 0.42 ha and 16.78 ha and split them into equal halves east and west.
Legal: PID: 013-291-491
Southerly 25 links of the North 1/2 of the South 1/2 of the South East 1/4, Section 10, Township 10, New Westminster District
PID: 013-291-513
South 1/2 of the South 1/2 of the South East 1/4, Section 10, Township 10, New Westminster District
Location: 839-248th Street and vacant land, Langley

Site Inspection

A site inspection was conducted on November 7, 2007. Those in attendance were:

- Sylvia Pranger Chair, South Coast Panel
- Michael Bose Commissioner
- John Tomlinson Commissioner
- Ron Wallace Staff
- Tony Pellett Staff
- Jennifer Carson Staff
- Mario Anderlini Applicant

The Commissioners and Staff met with Mr. Anderlini and viewed the property. It was made clear that the property is comprised of one main title (S ½ of the S ½ of the SE ¼) and another very narrow title running east and west along the northern length of the property that was created when 8th Avenue constructed.

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 agricultural capability of the soil of the subject property is

- Class 2 – Land in this class has minor limitations that require good ongoing management practices or slightly restrict the range of crops, or both.
- Class 3 – Land in this class has limitations that require moderately intensive management practices or moderately restrict the range of crops, or both.
- 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.

Subclasses

A	soil moisture deficiency
P	stoniness
D	undesirable soil structure
T	topography
W	excess water

Assessment of Agricultural Suitability

The Commission assessed whether the external factors such as encroaching non-farm development have caused or will cause the land to become unsuitable for agriculture. The Commission does not believe there are external factors that render the land unsuitable for agricultural use.

Assessment of Impact on Agriculture

The Commission also assessed the impact of the proposal against the long term goal of preserving agricultural land. The Commission felt the proposed subdivision would reduce the agricultural potential of the property. The existence of a very narrow title running east and west along the northern portion of the main property was considered to be an anomaly and the Commission did not believe the narrow parcel should have a significant influence on its decision. It was also felt that an approval of this application could lead to subdivision applications from adjacent property owners.

Conclusions

1. That the land under application has agricultural capability and is appropriately designated as ALR.
2. That the land under application is suitable for agricultural use.
3. That the proposal will impact agriculture.
4. That the proposal is inconsistent with the objective of the *Agricultural Land Commission Act* to preserve agricultural land.

IT WAS

MOVED BY: Commissioner Sylvia Pranger
SECONDED BY: Commissioner John Tomlinson

THAT the application be refused.

CARRIED

Resolution # 576/2007