



**Agricultural Land Commission**  
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January 14, 2008

Reply to the attention of Ron Wallace  
ALC File: O-37716

Shawn Nolan  
7110 - 264th Street  
Langley, BC V4W1P8

Dear Mr. Nolan:

**Re: Application to Subdivide land in the Agricultural Land Reserve**

Please find attached the Minutes of Resolution # 690/2007 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 (AL100150)

Enclosure: Minutes



## MINUTES OF THE PROVINCIAL AGRICULTURAL LAND COMMISSION

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**A meeting was held by the Provincial Agricultural Land Commission on December 13, 2007 in Langley, B.C.**

<b>PRESENT:</b>	Sylvia Pranger	Chair, South Coast Panel
	Michael Bose	Commissioner
	John Tomlinson	Commissioner
	Ron Wallace	Staff
	Tony Pellett	Staff

### **For Consideration**

Application: # O- 37716  
Applicant: Shawn Nolan  
Proposal: To subdivide 1.7 ha from the 4.9 ha subject property. The applicant would sell the smaller lot to provide the capital to farm the larger 3.2 ha lot.  
Legal: PID: 005-063-469  
Lot 37, Section 18, Township 14, New Westminster District, Plan 3337  
Location: 7110 - 264th Street

### **Site Inspection**

A site inspection was conducted on December 13, 2007. Those in attendance were:

- Sylvia Pranger Chair, South Coast Panel
- Michael Bose Commissioner
- John Tomlinson Commissioner
- Ron Wallace Staff
- Tony Pellett Staff
- Shawn Nolan Applicant

The Commission and staff viewed the subject property and discussed the proposed subdivision with the applicant. It was explained that the purpose of the subdivision is to sell the smaller lot to provide the capital to farm the larger parcel. The Commission noted that fill has been applied to the eastern portion of the property, as permitted in application number 35071.

### **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**

The proposed subdivision is consistent with the Township's Rural Plan which designates the property as Small Farms/Country Estates requiring a minimum lot size of 1.7 ha. However, the Commission noted that the subject property does not lie within the Small Farms/Country Estates designation endorsed by the Commission in its review of Langley's Rural Plan as outlined in File # 24610.

## **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.
- Class 7 – Land in this class has no capability for arable or sustained natural grazing

### Subclasses

- A & M soil moisture deficiency
- 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.

The Commission also noted the property is identified as having mixed prime and secondary ratings but that it does have good agricultural potential at its present size.

## **Assessment of Impact on Agriculture**

The Commission also assessed the impact of the proposal against the long term goal of preserving agricultural land. It was felt the proposed subdivision would reduce the property's agricultural potential, increase the rural residential population and heighten the expectations of surrounding 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 reduce the development agricultural potential of the property, increase the rural residential population and heighten the expectations of surrounding property owners.
4. That the proposal is inconsistent with the objective of the *Agricultural Land Commission Act* to preserve agricultural land.

### **IT WAS**

**MOVED BY:** Commissioner Bose

**SECONDED BY:** Commissioner Pranger

THAT the application be refused.

### **CARRIED**

**Resolution # 690/2007**