



Agricultural Land Commission
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July 31, 2008

Reply to the attention of Ron Wallace
ALC File: O-38073

Helmut and Janie Schulz
25784 - 82nd Avenue
Langley, BC V1M2M8

Dear Sir/Madam:

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

Please find attached the Minutes of Resolution # 405/2008 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 white background.

Erik Karlsen, Chair

cc: Township of Langley (AC000044)

Enclosure: Minutes



MINUTES OF THE PROVINCIAL AGRICULTURAL LAND COMMISSION

A meeting was held by the Provincial Agricultural Land Commission on June 19, 2008 in Langley, B.C.

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

For Consideration

Application: # O- 38073
Applicant: Helmut and Janie Schulz
Agent: Quinn Jeannotte
Proposal: To construct a second dwelling on the subject property for the owners to live and continue to develop a hobby farm on the property. The existing primary residence would then be inhabited by relatives.
Legal: PID: 017-937-205
Lot 7, Section 25, Township 11, New Westminster District, Plan LMP6341
Location: 25784 - 82nd Avenue, Langley

Site Inspection

A site inspection was conducted on June 19, 2008. Those in attendance were:

- Sylvia Pranger Chair, South Coast Panel
- Michael Bose Commissioner
- John Tomlinson Commissioner
- Ron Wallace Staff
- Tony Pellett Staff
- Helmut Schulz Applicant
- Quinn Jeannotte Agent

The Commissioners and staff met with the applicant Helmut Schulz and the agent Quinn Jeannotte to discuss the proposal to construct a second dwelling. It was noted that the primary use of the property is for residential purposes.

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 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 soil moisture deficiency
- T topography

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 believes it would be counter productive to support the construction of a second dwelling on the subject property as it was not extensively use for agricultural production. The Commission believes there was not an appropriate level of agricultural development to warrant the construction of a second dwelling.

Conclusions

1. That the land under application has some agricultural capability limitations but is appropriately designated as ALR.
2. That the land under application has the potential for agricultural use.
3. That the level of agricultural development on the property does not warrant the construction of a second dwelling.
4. That the proposal is inconsistent with the objective of the *Agricultural Land Commission Act* to preserve agricultural land.

IT WAS

Page 3 of 3 Resolution # NO RESOLUTION NUMBER
Application # O-38073

MOVED BY: Commissioner Tomlinson
SECONDED BY: Commissioner Bose

THAT the application be refused.

CARRIED
Resolution # 405/2008