



**Agricultural Land Commission**  
133-4940 Canada Way  
Burnaby, British Columbia V5G 4K6  
Tel: 604 660-7000  
Fax: 604 660-7033  
www.alc.gov.bc.ca

July 22, 2008

Reply to the attention of Ron Wallace  
ALC File: O-38115

Patricia and Bruce Kiloh  
20470 - 4th Avenue  
Langley, BC V2Z1V4

Dear Sir/Madam:

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

Please find attached the Minutes of Resolution # 399/2008 outlining the Commission's decision as it relates to the above noted application. As agent, it is your responsibility to notify your client(s) accordingly.

Please send two (2) paper prints of the final survey plans to this office. When the Commission confirms that all conditions have been met, it will authorize the Registrar of Land Titles to accept registration of the plan.

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: Township of Langley (AL100162)

Enclosure: Minutes



## MINUTES OF THE PROVINCIAL AGRICULTURAL LAND COMMISSION

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A meeting was held by the Provincial Agricultural Land Commission on June 18, 2008 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- 38115  
Applicant: Patricia and Bruce Kiloh  
Proposal: To subdivide the 3.91 subject property into two parcels. One parcel at 1.7 ha and a 2.21 ha remainder parcel. The intent is to provide shared access to the rear of both lots either by road or panhandle (to be finalized at the subdivision stage).  
Legal: PID: 013-549-332  
Lot 2, Section 2, Township 7, New Westminster District, Plan 80979  
Location: 20470 - 4th Avenue, Langley

### Site Inspection

A site inspection was conducted on June 18, 2008. Those in attendance were:

- Sylvia Pranger Chair, South Coast Panel
- Michael Bose Commissioner
- John Tomlinson Commissioner
- Ron Wallace Staff
- Tony Pellett Staff
- Bruce Kiloh Applicant
- Eleanor Wrigley Neighbour

The Commissioners and staff viewed the subject property with both the applicant and his neighbour as noted. The neighbour has made a similar application for subdivision on the adjacent property in 1994 which was allowed. It is their intent to provide shared access to the rear of both lots either by road or panhandle (to be finalized at the subdivision stage). Ms. Wrigley indicated that she has initiated the "subdivision approval process" with Langley.

### Discussion

The Commission reviewed the letter from the Township of Langley dated 6 May 2008 to Ms. Wrigley regarding project number 07-02-0020/Wrigley which outlined Langley's subdivision approval process and the desire to create an access road adjacent to the Kiloh property under application.

### **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 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.

#### 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. In light of the Commission's previous decision (#29090 – Eleanor Wrigley & D. Belliveau) in 1994 to allow the subdivision of the adjacent property to the west of the subject property, it is also prepared to allow the proposed subdivision subject to shared access to the rear of both lots.

#### Conclusions

1. Given that the adjacent property to the west has previously received permission from the Commission to subdivide into two lots, it is also prepared to allow the proposed subdivision subject to shared access to the rear of both lots.

#### IT WAS

**MOVED BY:** Commissioner Bose  
**SECONDED BY:** Commissioner Pranger

THAT the application be allowed subject to the following conditions:

- the subdivision be in substantial compliance with the plan submitted with the application
- the access to the rear of both lots (of the subject property and the adjacent property to the west) be shared as shown in the Township of Langley's Project No. 07-02-0020.

- the subdivision must be completed within three (3) years from the date of this decision.

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 # 399/2008**