



Agricultural Land Commission
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July 21, 2008

Reply to the attention of Ron Wallace
ALC File: O-38116

Angus Sutherland
759 - 204 Street
Langley, BC V2Z1V5

Dear Sir:

Re: Application to Subdivide land in the Agricultural Land Reserve

Please find attached the Minutes of Resolution # 398/2008 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 horizontal line.

Erik Karlsen, Chair

cc: Township of Langley (AL00161)

Enclosure: Minutes



MINUTES OF THE PROVINCIAL AGRICULTURAL LAND COMMISSION

A meeting was held by the Provincial Agricultural Land Commission on June 18, 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- 38116
Applicant: Angus Sutherland
Proposal: To subdivide the 4.57 ha subject property to create a 1.7 ha parcel and a 2.87 ha remainder parcel.
Legal: PID: 025-412-353
Lot 1, Section 2, Township 7, New Westminster District, Plan LMP52909
Location: 759 - 204th Street, 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
- Angus Sutherland Applicant

The Commissioners and staff met with the applicant to discuss the application for subdivision. During the site inspection it was noted under staff comments that the subject property does not lie within the Small Farms/Country Estate designation endorsed by the Commission. In fact the subject property does lie within this designation endorsed by the Commission.

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 3 – Land in this class has limitations that require moderately intensive management practices or moderately restrict the range of crops, or both.

Subclasses

D undesirable soil structure
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 acknowledged the Township of Langley Council's motion to support the proposed subdivision as the proposal complies with the Township's Rural Plan and Zoning Bylaw minimum parcel size requirements. It was noted the subject property lies within the Small Farms/Country Estate designation endorsed by the Commission.

However, the Commission noted the property has good agricultural capability and that the current size makes for a suitable agricultural property. It felt the proposed subdivision would significantly reduce the overall agricultural potential of the property and unduly limit its suitability for small scale agriculture.

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 reduces the overall agricultural potential of the property.
4. That the proposal is inconsistent with the objective of the *Agricultural Land Commission Act* to preserve agricultural land.

IT WAS

MOVED BY: Commissioner Pranger

SECONDED BY: Commissioner Bose

Page 3 of 3 Resolution # 398/2008
Application # O-38116

THAT the application be refused.

CARRIED
Resolution # 398/2008