



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 31, 2008

Reply to the attention of Ron Wallace
ALC File: O-38117

Phillip and Donna Henningson
22217 - 96 Avenue
Langley, BC V2M2S2

Dear Sir/madam:

Re: Application to Subdivide land in the Agricultural Land Reserve

Please find attached the Minutes of Resolution # 407/2008 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', written over a white background.

Erik Karlsen, Chair

cc: Township of Langley (AL100160)
Bradley Henningson - 22217 - 96 Avenue, Langley, BC, V2M2S2;

Enclosure: Minutes/Copy of Policy #8



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- 38117
Applicant: Phillip and Donna Henningson
Proposal: To subdivide the 6 ha subject property into two (2) lots fronting 96 Avenue. The subdivision is to accommodate a new home on the western lot and a new barn on the eastern lot. The applicant intends to continue using the property for cattle farming and growing hay on both lots.
Legal: PID: 006-308-635
Location: Lot 4, District Lot 241, New Westminster District Group 2, Plan 42021
22217 - 96 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
- Phillip Henningson Applicant
- Donna Henningson Applicant
- Brad Henningson Applicant

The Commissioners and staff met with the applicants to discuss their application for subdivision. It was explained that the purpose of the application is to provide a family member with a lot to build a new home.

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

- 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 Commissioners were concerned that over the long term the proposed subdivision would limit the range of farming activities that could be practiced on the property. It was felt, under Policy #8 of the *Agricultural Land Commission Act*, that the applicants could explore the option of locating a manufactured home on their property to provide a residence for family members without the need to subdivide the property.

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 negatively 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 Pranger

SECONDED BY: Commissioner Bose

THAT the application be refused.

CARRIED

Resolution # 407/2008