



**Agricultural Land Commission**  
133-4940 Canada Way  
Burnaby, British Columbia V5G 4K6  
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December 17, 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 # 815/2008 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 light blue horizontal line.

Erik Karlsen, Chair

Enclosure: Minutes/Sketch Plan

cc: The Township of Langley (AL00161)

RW/  
i/O-38116d2



A meeting was held by the Provincial Agricultural Land Commission on November 18, 2008 at the offices of the Commission located at #133 – 4940 Canada Way, Burnaby, B.C.

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

### For Reconsideration

Application: # O-38116  
Applicant: Angus Sutherland  
Proposal: To reconsider the application to subdivide the 4.57 ha property to create a 1.7 ha parcel and a 2.87 ha remainder parcel. The applicant provided a letter dated September 18, 2008 requesting a review of the decision based on the reasons outlined in the letter.  
Legal: PID: 025-412-353  
Lot 1, Section 2, Township 7, New Westminster District, Plan LMP52909  
Location: 759 - 204th Street, Langley

### 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 Commission reviewed the letter from the applicant requesting reconsideration of the proposal to subdivide the property into two parcels. While it understands the applicant's desire to subdivide the subject parcel, it is the Commission's view, reduction of parcel size generally reduces the available options for agricultural use. The Commission believed that the subject parcel had more agricultural potential as a single unit and that subdivision would negatively impact the agricultural opportunities available to the subject property in the long-term.

### 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

THAT the decision by Resolution #398/2008 to refuse the application to subdivide within the ALR be confirmed.

**CARRIED**

**Resolution # 815/2008**