



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

January 18, 2010

Reply to the attention of Ron Wallace
ALC File: O-37511

Bell & Giuriato
101 – 21616 – 52nd Avenue
Langley, B.C.
V2Y 1L7

Attention: Glenn S. Bell

Re: Application to Subdivide in the Agricultural Land Reserve

Please find attached the Minutes of Resolution # 1986/2009 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.

Other approvals may be necessary. Prior to proceeding, the Commission suggests you contact your Local Government.

Yours truly,

PROVINCIAL AGRICULTURAL LAND COMMISSION

Per:

A handwritten signature in black ink, appearing to read 'Erik Karlsen', is written over a horizontal line. The signature is fluid and cursive.

Erik Karlsen, Chair

Enclosure: Minutes/Sketch Plan

cc: Township of Langley (AL100138)



A meeting was held by the Provincial Agricultural Land Commission on November 2, 2009 at the offices of the Commission located at #133 – 4940 Canada Way, Burnaby, B.C.

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

ABSENT: John Tomlinson Commissioner

For Consideration

Application: #O-37511
Applicant: George and Dianne Tidball
Agent: Glenn S. Bell
Proposal: The agent of Bell & Giuriato, submitted an amended proposed subdivision plan in accordance with the Commission's correspondence dated September 2, 2008. The proposal is to create a 2.7 ha lot to contain the original farm house and accessory buildings on a single lot and create four new bare land strata lots (ranging in size from 0.2 to 0.4 ha). The proposal also includes an area of common property, 6.8 ha to be shared by the owners of the strata lots.
Legal: Lot 2, District Lot 301, New Westminster District, Group 2, Plan LMP43448
Location: 22757 – 72nd Avenue, 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 recalled its previous discussion with Mr. Bell (agent for the applicant) regarding the objective of amending the proposed subdivision to provide better overall use of the property for agricultural related uses. The Commission also recalls its suggestion that the applicant survey the area above the top of bank in the area north of the ravine to determine if two building site could be located there.

Upon review of the amended subdivision plan, the Commission is satisfied that it would best utilize the agricultural potential of the property.

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.
- 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
- D undesirable soil structure
- T topography
- W excess water

Assessment of Agricultural Suitability

The Commission assessed whether 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 the amended subdivision plan would best utilize the agricultural potential of 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 proposed subdivision would positively impact agriculture.
4. That the proposal is consistent with the objective of the *Agricultural Land Commission Act* to preserve agricultural land.

IT WAS

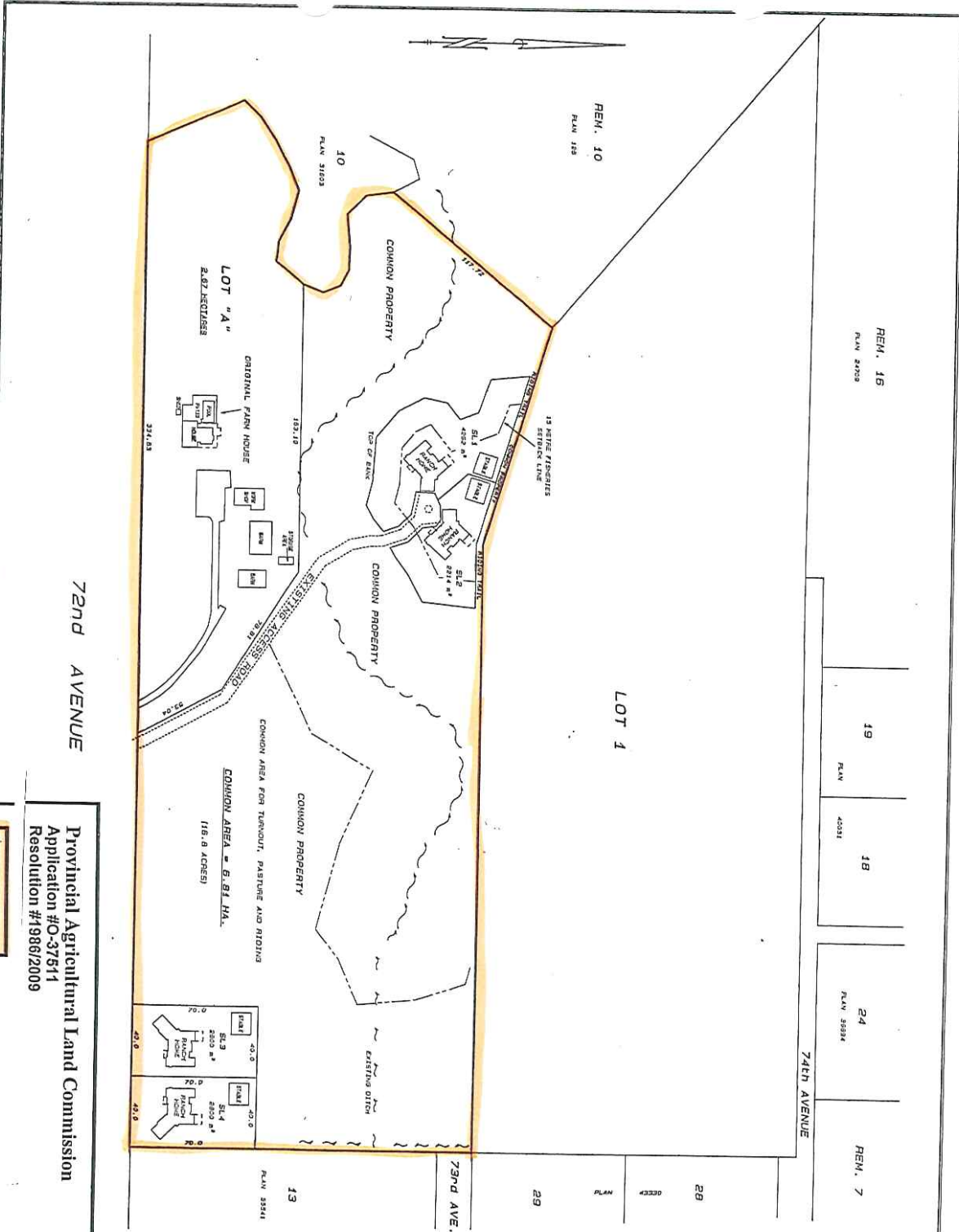
MOVED BY: Commissioner Bose
SECONDED BY: Commissioner Pranger

THAT the application be allowed subject to the following conditions:

- the subdivision be in substantial compliance with the plan submitted with the application
- the 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. This includes zoning, subdivision, or other land use bylaws, and decisions of any authorities that have jurisdiction under an enactment.

CARRIED
Resolution # 1986/2009



72ND AVENUE

74TH AVENUE

Provincial Agricultural Land Commission
 Application #O-37641
 Resolution #1986/2009

Plan approved for subdivision in the ALR

GENERAL NOTES:

THIS LAND IS WITHIN THE LAND RESERVE
 THIS PROPOSAL IS TO CREATE ONE FEE
 SIMPLE LOT COMPRISING THE ORIGINAL
 STRATA LOTS WITH COMMON PROPERTY FOR
 EDUCATIONAL PURPOSES.
 EACH BASE LAND STRATA LOT WILL HAVE
 STABLE/BARN FOR HORSES.
 THIS PROPOSAL IS IN ACCORDANCE WITH
 THE CULTURAL LAND COMMISSION
 LETTER DATED SEPTEMBER 21, 2009.

PROJECT:

PLAN SHOWING POSSIBLE
 SUBDIVISION OF LOT 2 OF
 D.L. 301 GP. 2, N.W.D.,
 PLAN LRP 43448, N.W.D.,
 GEORGE & DIANNE TIBBALL

BELL & GIURATO
 REAL ESTATE BROKERS & ENGINEERS LTD.
 1000 WESTERN AVENUE
 SUITE 100
 VANCOUVER, B.C. V6V 1A9
 PHONE: 604 324-7111

SCALE - AS SHOWN

NOTIFICATION
 RE STRATA TITLE LOTS AS PER
 THE STRATA ACT

LEG 1336-2
 2348/2338