



Agricultural Land Commission
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February 12, 2010

Reply to the attention of Ron Wallace
ALC File: 50581

Aaron Fedora
25469 84 Avenue
LANGLEY BC V1M 3N2

Re: Application to subdivide land within the Agricultural Land Reserve

Please find attached the Minutes of Resolution # **2225/2010** outlining the Commission's decision as it relates to the above noted application. As agent, it is your responsibility to notify your client 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:


Erik Karlsen, Chair

Enclosure: Minutes

cc: Township of Langley
BC Assessment, Abbotsford BC

TP/
50581d1



A meeting was held by the Provincial Agricultural Land Commission on February 10, 2010 by means of electronic communication.

PRESENT:	Sylvia Pranger	Chair, South Coast Panel
	Michael Bose	Commissioner
	John Tomlinson	Commissioner
	Tony Pellett	Staff

For Consideration

Application: 21-O-LGYD-2009-50581
 Applicant: Larry Mervyn Rodgers
 Agent: Aaron Fedora
 Proposal: Subdivision to create one parcel on either side of a freeway which crosses the parent parcel
 Legal: PID: 014-271-826—Lot 4, Sec.32 Twp.13 NWD, Plan 9890 except firstly: part dedicated ROAD on Plan 23336; secondly: part dedicated ROAD on Plan 84001.
 Location: 27550 48 Avenue, Langley BC

Site Inspection

Site inspections were conducted on December 8, 2009 by viewing first the north side and later the south side from the shoulder of the Trans-Canada Highway. Those in attendance were:

- Sylvia Pranger Chair, South Coast Panel
- Michael Bose Commissioner
- John Tomlinson Commissioner
- Tony Pellett Staff

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 were interpreted using the BC Land Inventory (BCLI), 'Land Capability Classification for Agriculture in B.C.' system.

The agricultural capability of the soil in and around 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.

Subclasses

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 portion of the land south of the freeway unsuitable for agricultural use. The area north of the freeway is a very small triangular parcel in an area otherwise committed to industrial use.

Assessment of Impact on Agriculture

The Commission also assessed the impact of the proposal against the long term goal of preserving agricultural land. Severance of the area north of the freeway would place a small parcel within the ALR close to farmland within the City of Abbotsford, but separated from it by an undeveloped road allowance and a yellow-coded watercourse. The Commission believes the proposal would not impact existing or potential agricultural use of surrounding lands.

Assessment of Other Factors

Before considering a decision, the Commission asked the applicant to indicate his intentions for the 1644 m² parcel north of the freeway. The applicant's agent advised that the small size of the parcel precludes most opportunities for industrial use, thus it is not proposed to exclude the parcel from the ALR or use it for a non-farm purpose.

Conclusions respecting the land north of the freeway

1. That the land under application has agricultural capability and is appropriately designated as ALR.
2. That the land under application has limited suitability for agricultural use.
3. That the proposal will not significantly 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 Tomlinson

SECONDED BY: Commissioner Pranger

THAT the application be approved as submitted.

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 # 2225/2010