



Agricultural Land Commission
133-4940 Canada Way
Burnaby, British Columbia V5G 4K6
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Reply to the attention of Terra Kaethler
ALC File: 51752

August 19, 2010

David and Kathy Kelm
26092 64th Ave
Aldergrove, BC V4W 1M1

Dear Sir and Madam:

Re: Application to Subdivide land in the Agricultural Land Reserve

Please find attached the Minutes of Resolution # 2603 outlining the Commission's decision as it relates to the above noted application.

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 'B. Underhill', is written over a horizontal line.

Brian Underhill, Executive Director

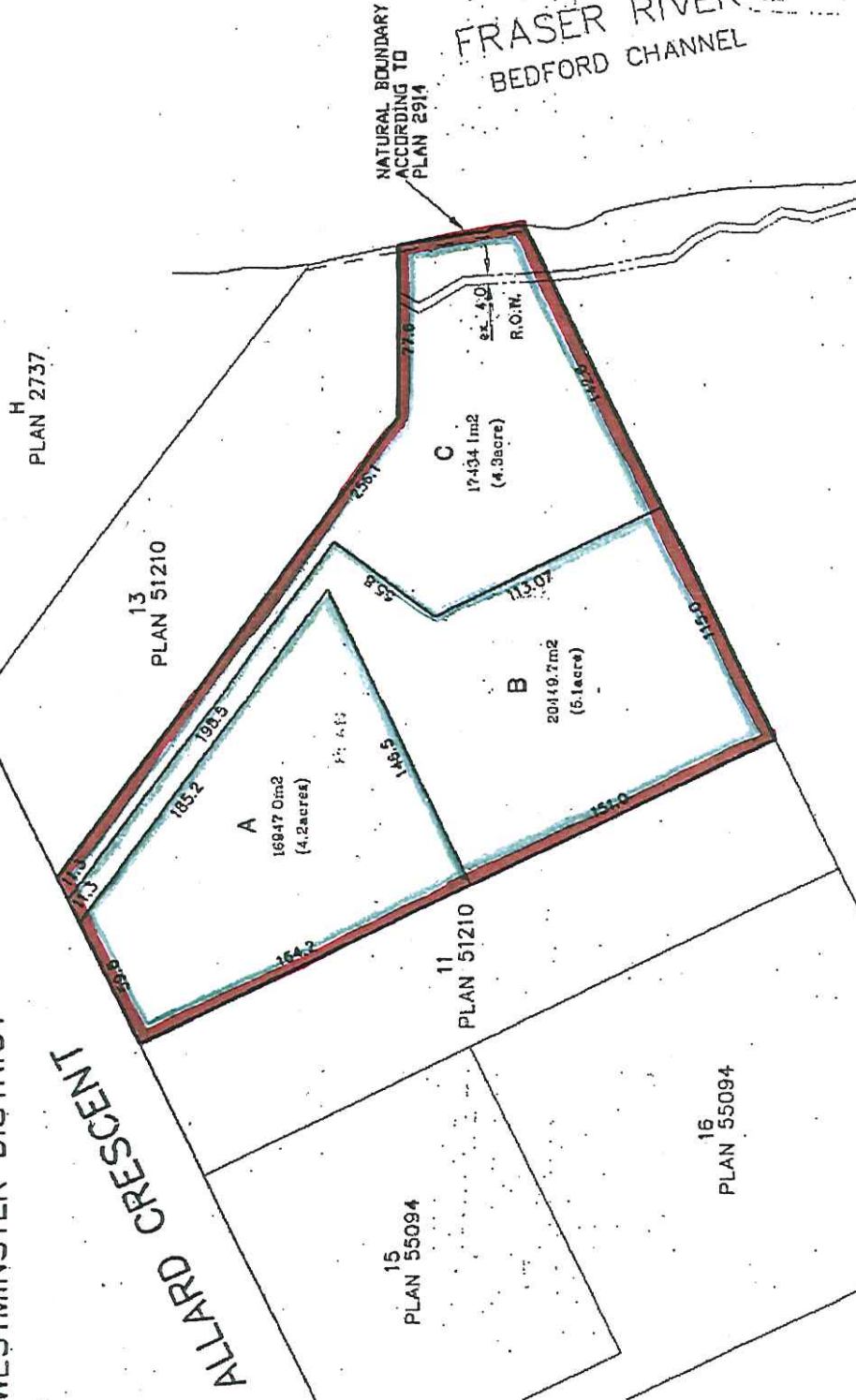
Enclosure: Minutes/Sketch Plan

cc: Township of Langley)AL100191 Project 12-05-0020)

TK/
51752d1

Site Plan - SUBMITTED BY APPLICANT

PROPOSED SUB-DIVISION PLAN OF LOT 12,
 PLAN 51210, LANGLEY TOWNSITE
 TOWNSHIPS 11 AND 12,
 NEW WESTMINSTER DISTRICT



NOTES:
 1. LAYOUT IS PRELIMINARY ONLY AND SUBJECT TO APPROVAL
 2. AREAS AND DIMENSIONS ARE TO BE CALCULATED BY A LEGAL SURVEYOR, AND MAY VARY.
 3. DO NOT USE FOR LEGAL TRANSACTIONS.

Provincial Agricultural Land Commission
 Application # 51752
 Resolution #2603/2010

- Location of property
- Approved subdivision of 3 lots of approximately 2.0 ha each

PROJECT No: #2156.51
 LAYOUT-H
 SCALE: 1:2000
 DATE: FEBRUARY 16, 2010



A meeting was held by the Provincial Agricultural Land Commission on August 5th, 2010 at the offices of the Commission located at #133 – 4940 Canada Way, Burnaby, B.C.

PRESENT:

Richard Bullock	Chair, Commission
Sylvia Pranger	Chair, South Coast Panel
Michael Bose	Commissioner
John Tomlinson	Commissioner
Tony Pellett	Staff

For Consideration

Application: 51752
 Applicant: David and Kathleen Kelm
 Proposal: To subdivide the 5.48 ha property into three parcels of approximately 2.0 ha each.

Legal: Lot 12, Twp 11, Langley Townsite NWD, Plan 51210
 Location: 10014 Allard Crescent, Township of Langley

Site Inspection

A site inspection was conducted on July 6, 2010. Those in attendance were:

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

The applicants confirmed receipt of a copy of the staff report and corrected one statement made in it: the yellow-coded stream flows from southeast to northwest, starting at the high point of the property and ultimately flowing past the cranberry operation at Derby Reach.

The Commission noted the location of small strips of arable land between the creeks, and discussed the limited land available for agriculture. The Commission also noted the site of the original house, which was demolished by the previous owner (Meadow Gardens Golf Course) after it fell into disrepair. They stated their intention to build their own house there.

The applicants pointed out that the proposed panhandles are for legal access only: one of them is occupied by a stream; the other would have an easement for physical access to the most easterly of the proposed parcels.

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 assessed the impact of the proposal on the long-term goal of preserving agricultural land. The Commission discussed that the water courses running through the property limit any significant potential for the balance of the property to be used for agricultural production. As such, the Commission does not believe that the proposal would negatively impact existing or potential agricultural use of the subject property or surrounding lands.

IT WAS

MOVED BY: Commissioner Pranger

SECONDED BY: Commissioner Bose

THAT the application be approved;

AND THAT the approval is 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.

Commissioner Tomlinson wished to be recorded as opposed to the 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 # 2603