



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

Reply to the attention of Terra Kaethler
ALC File: 51773

November 18, 2010

Robert and Marlene Myers/Nicole Myers
5342 – 256th St
Aldergrove, BC

Dear Sir and Madames:

Re: Application for Non-Farm Use in the Agricultural Land Reserve

Please find attached the Minutes of Resolution # 2721/2010 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', written over a white background.

Brian Underhill, Executive Director

Enclosure: Minutes/Sketch Plan

cc: Township of Langley (AC000050)
BC Assessment,

TK/
51773d1



A meeting was held by the Provincial Agricultural Land Commission on October 13, 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
	Terra Kaethler	Staff

For Consideration

Application: 51773
Applicant: Robert and Marlene Myers, Nicole Myers
Proposal: Non-farm Use - Second Dwelling for farm use.
Legal: 008-716-480, Lot 3 Section 1 Township 11 New Westminster District
Plan 3024
Location: 5342 - 256th Street, Langley

Site Inspection

No site inspection was conducted.

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 considered that the property had prime agricultural capability (Class 2 and Class 3) and could thus support a broad range of agricultural activity.

It further considered that the property was one of three properties that comprised the Myers Organic farm, and that it was utilized for agriculture. The Commission did not believe there were external factors that render the land unsuitable for agricultural use.

The Commission also assessed the impact of the proposal against the long term goal of preserving agricultural land. The Commission noted that the application was to legitimize the use of an existing building for the residential purposes of the applicant, who manages the farm property. The Commission also considered that there were several residences on the property, including seasonal farm worker accommodations, but

believed them to be in compliance with the *Agricultural Land Commission Act, 2002*, Section 18, which allows additional residences for farm help.

The Commission considered that the proposed residence is in an existing building on the property, in an area clustered with other buildings and fronting 256th St. No expansion to buildings or driveways is proposed. The remainder of the property is used for agricultural production.

As such, the Commission does not believe the proposal would negatively impact existing or potential agricultural use of the subject property or surrounding lands.

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 not negatively 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;

AND THAT the approval is subject to the following conditions:

- the additional dwelling be in substantial compliance with the plan submitted with the application
- approval for non-farm use is granted for the sole benefit of the applicant and is non-transferable.

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.

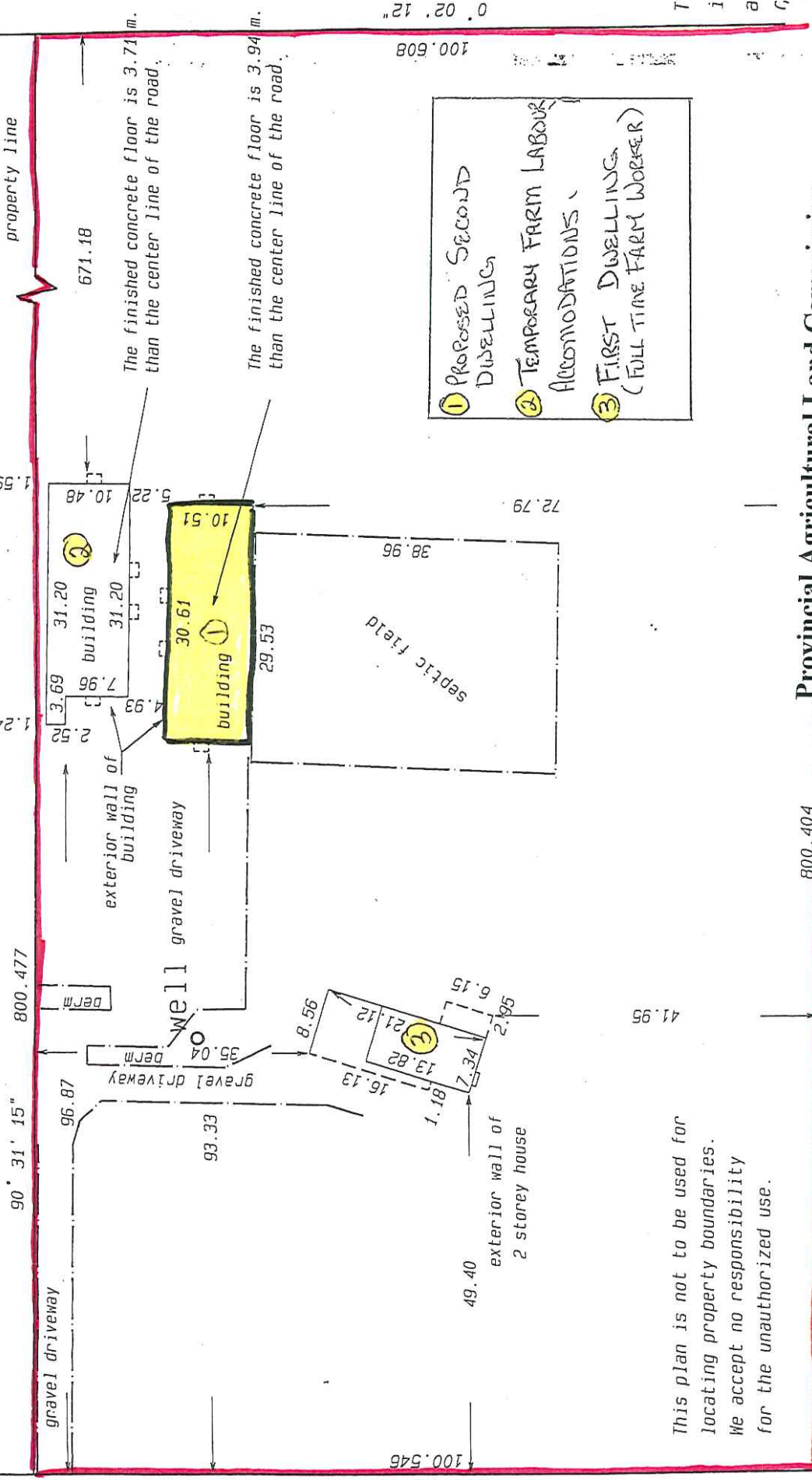
CARRIED

Resolution # 2721/2010

B.C. LAND SURVEYOR'S SITE SURVEY CERTIFICATE

Showing The Position of The Buildings on
**LOT 3, SECTION 1, TOWNSHIP 11,
 NEW WESTMINSTER DISTRICT PLAN 3024.**

CIVIC ADDRESS:
 5342 256th Street
 Langley, B.C.
 FARM # 3



- ① PROPOSED SECOND DWELLINGS
- ② TEMPORARY FARM LABOUR ACCOMMODATIONS
- ③ FIRST DWELLING (FULL TIME FARM WORKER)

This plan is not to be used for locating property boundaries. We accept no responsibility for the unauthorized use.

CIVIC ADDRESS
 5278 256 STREET
 ALDERGROVE, B.C.
 FARM # 2

Provincial Agricultural Land Commission
 Application # 51773
 Resolution #2721/2010



This certificate is not valid unless embossed with the

Subject Property
Approximate area of approved second dwelling

256TH STREET

359' 59" 42"

100.546

41.95

800.404
 90° 31' 31"

800.477

1.24

1.59

property line

671.18

The finished concrete floor is 3.71 m. than the center line of the road.

The finished concrete floor is 3.94 m. than the center line of the road.

100.608
 0° 02' 12"

T I A C