



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

February 22, 2013

ALC File: #52863

Susan MacDonald
20590 – 4th Avenue
Langley, BC
V2Z 1V4

Dear Ms. MacDonald:

Re: Application to Subdivide Land in the Agricultural Land Reserve (ALR)

Please find attached the Minutes of Resolution #420/2012 as it relates to the above noted application. The Commission has also attached a sketch plan depicting the decision.

The Commission has no objections to access to the southern lot being provided along either the eastern or western boundary of the northern lot.

Further correspondence with respect to this application is to be directed to Eamonn Watson (Eamonn.Watson@gov.bc.ca).

Yours truly,

PROVINCIAL AGRICULTURAL LAND COMMISSION

Per:

A handwritten signature in dark ink, appearing to be 'Brian Underhill', written over a horizontal line.

Brian Underhill, Executive Director

Enclosures: Minutes of Resolution #420/2012
Sketch Plan

cc: Township of Langley (File: ALR100232)

52863d1



MINUTES OF THE PROVINCIAL AGRICULTURAL LAND COMMISSION

A meeting was held by the Provincial Agricultural Land Commission on November 22, 2012 at the offices of the Commission located at #133 – 4940 Canada Way, Burnaby, B.C. as it relates to Application #52863.

COMMISSION MEMBERS PRESENT:

Richard Bullock	Chair
Jennifer Dyson	Vice-Chair
Gordon Gillette	Vice-Chair
Sylvia Pranger	Vice-Chair
Bert Miles	Commissioner
Jim Johnson	Commissioner
Jerry Thibeault	Commissioner
Lucille Dempsey	Commissioner
Denise Dowswell	Commissioner
Jim Collins	Commissioner

COMMISSION STAFF PRESENT:

Eamonn Watson	Land Use Planner
Brian Underhill	Executive Director
Colin Fry	Executive Director

PROPOSAL (Submitted pursuant to section 21(2) of the *Agricultural Land Commission Act*)

To subdivide the 3.9 ha subject property into two (2) lots of approximately 1.8 ha and 2.1 ha.

PROPERTY INFORMATION:

Owner: Susan Lynn MacDonald

Legal: PID: 010-445-960
Parcel "One" (J90198E), Lot "C", Except: Part Subdivided by Plan BCP30719;
Section 2, Township 7, New Westminster District, Plan 21402

Location: 20590 – 4th Avenue, Langley

Size: 3.9 ha

LEGISLATIVE CONTEXT FOR COMMISSION CONSIDERATION

Section 6 (Purposes of the commission) of the *Agricultural Land Commission Act* states:

- 6 The following are the purposes of the commission:
- (a) to preserve agricultural land;

- (b) to encourage farming on agricultural land in collaboration with other communities of interest; and
 - (c) 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.
-

COMMISSION CONSIDERATION

The Commission reviewed one previous application involving the subject property:

Application #35402 (MacDonald, 2004) To subdivide the 5.9 ha subject property into a 1.7 ha lot containing the existing residence and an approximately 4.0 ha remainder. The subdivision was approved by Resolution #306/2004. The remainder that resulted from this subdivision is the current subject property.

After considering the information the Commission concluded as follows:

The subject property is located in an area of the Township of Langley in which the Commission endorsed the Official Community Plan designation of Small Farms/Country Estates. This designation includes a minimum lot size of 1.7 hectares.

Conclusion:

The proposed subdivision is consistent with the Small Farm/Country Estates designation that was endorsed by the Commission for the subject property.

IT WAS

MOVED BY: Commissioner Bullock

SECONDED BY: Commissioner Collins

THAT the proposal to subdivide be conditionally approved.

AND THAT the final approval is subject to:

1. The applicant submitting the following documentation for Commission review and approval prior to final approval:
 - a. The Preliminary Layout Approval (PLA) specifying the requirements for subdivision identified by the local government's Approving Officer;
 - b. The requirements for subdivision specified by the local government that are not identified in the PLA; and
 - c. The requirements for subdivision specified by any other person or body having jurisdiction over the land under an enactment.

The Commission will be primarily concerned with any conditions or requirements of approval it believes will result in either a substantial deviation from the plan submitted with the application, and to which this preliminary approval is granted, or conditions it believes

are inconsistent with the purposes of the *Agricultural Land Commission Act* to preserve agricultural land and encourage farming.

Final approval is contingent on the Commission's acceptance of the conditions or requirements of approval identified by the local government or other persons or agencies having jurisdiction. The final survey plan should not be prepared in advance of receiving the Commission's written acceptance of the conditions or requirements of approval.

AND THAT the subdivision plan must be completed within three (3) years from the date of this decision.

AND FINALLY THAT this decision does not relieve the owner or occupier of the responsibility to comply with applicable Acts, regulations, bylaws of the local government, and decisions and orders of any person or body having jurisdiction over the land under an enactment.

CARRIED
Resolution #420/2012

**PLAN SHOWING LOCATION OF IMPROVEMENTS OVER PORTIONS
PARCEL "ONE" (J90198E) OF LOT "C" OF SECTION 2,
TOWNSHIP 7, PLAN 21402, N.W.D. - UNDER SUBDIVISION.**

SCALE - 1:1500 0 20 40 60 80 All distances are in metres.



**PROVINCIAL AGRICULTURAL LAND COMMISSION
Application #52863 (Resolution #420/2012)**

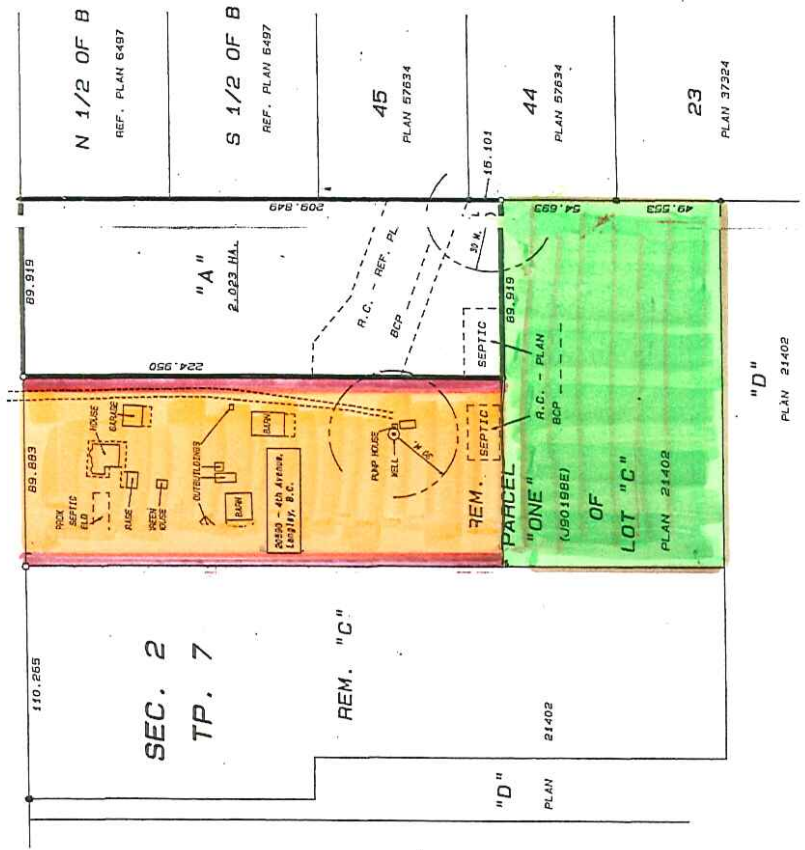
Approved Lot 1 (approximately 2 ha)

Approved Lot 2 (approximately 2 ha)

Approved access options for Lot 2



4th AVENUE



BELL & GIURIATO
Professional Land Surveyors
4101 - 21616 - 52nd Avenue,
Langley, B.C. V2Y 4L7
Telephone: (604) 533-2181
Doc. #113: VLE019530-2-CERT

CERTIFIED CORRECT, according to field survey,
this 15th day of May, 2007.

[Signature]
B.C. Land Surveyor

RECEIVED
MAR 20 2007
PLANNING & DEVELOPMENT
TOWNSHIP OF LANGLEY