



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 20, 2015

ALC File: #53791
Township of Langley File: PM001509

Brian Brown
20338 – 65 Avenue
Langley, BC V2Y 3J1

Dear Mr. Brown:

Re: **Application to Conduct a Non-Farm Use on Land within the Agricultural Land Reserve (ALR)**

Please find attached the Minutes of Resolution #13/2015 as it relates to the above noted application. The Commission has also attached Sketch Plans depicting the decision.

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.

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

Yours truly,

PROVINCIAL AGRICULTURAL LAND COMMISSION

Per:

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

Colin J. Fry, Chief Tribunal Officer

Enclosures: Minutes of Resolution #13/2015
Sketch Plans

cc: BC Assessment

53791d1



PROVINCIAL AGRICULTURAL LAND COMMISSION

Minutes of a meeting held by the Provincial Agricultural Land Commission (the "Commission") on January 20, 2015 at the offices of the Commission located at #133 – 4940 Canada Way, Burnaby, BC.

FOR CONSIDERATION

Application: 53791
Applicant: Township of Langley
Agent: Brian Brown
Proposal: (Submitted pursuant to section 6 of BC Regulation #171/2002 (ALR Use, Subdivision and Procedure Regulation)
To dedicate 0.21 ha as road and to register no build covenants over 1.0 ha of the subject property within the ALR.
Legal: Lot 6, Except: Part dedicated Road on Plan LMP38656, Section 7, Township 11, New Westminster District, Plan 42988.
(PID# 006-592-694).
Location: North East corner of 216 Street & 56 Avenue
Background: The Township of Langley wishes to dedicate part of the subject property as road, in anticipation of future transportation needs, and to register no build restrictive covenants over the North West ½ of the subject property as part of the approach surface for the Langley Regional Airport.

DELEGATION OF DECISION-MAKING TO THE CHIEF EXECUTIVE OFFICER (CEO)

On June 27, 2011 the Commission delegated decision-making to the CEO by Resolution #016N-2011 (File: 140-60/ALC/CEO/APPL). In accordance with section 27 of the *Agricultural Land Commission Act* the Commission has specified that the following applications may be decided by the CEO.

Criterion 4

Non-farm use applications made pursuant to section 6 of BC Regulation #171/2002 (ALR Use, Subdivision and Procedure Regulation);

DECISION:

After reviewing the entire file material, I, Brian Underhill, Deputy Chief Executive Officer of the Commission, am satisfied that the proposal is consistent with Criterion #4 of Resolution #016N/2011 and approve the application on behalf of the Commission.

Approval is subject to the following conditions:

- the right of way plan be in substantial compliance with the plan submitted with the application

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.

RESOLUTION # 13 / 2015

I CERTIFY THAT THIS IS A TRUE RECORD OF THE DECISION

A handwritten signature in black ink, appearing to read "KBU", written over a horizontal line.

Brian Underhill, Deputy Chief Executive Officer

ALC application #53791
 (applicant - Township of Langley)
 Resolution #325/2014

REFERENCE PLAN OF PART OF LOT 6 EXCEPT: PART
 DEDICATED ROAD ON PLAN LMP38656, SECTION 7
 TOWNSHIP 11 NEW WESTMINSTER DISTRICT PLAN 42988
 Pursuant to Section 107 Land Title Act, Road Dedication

SCALE 1: 750



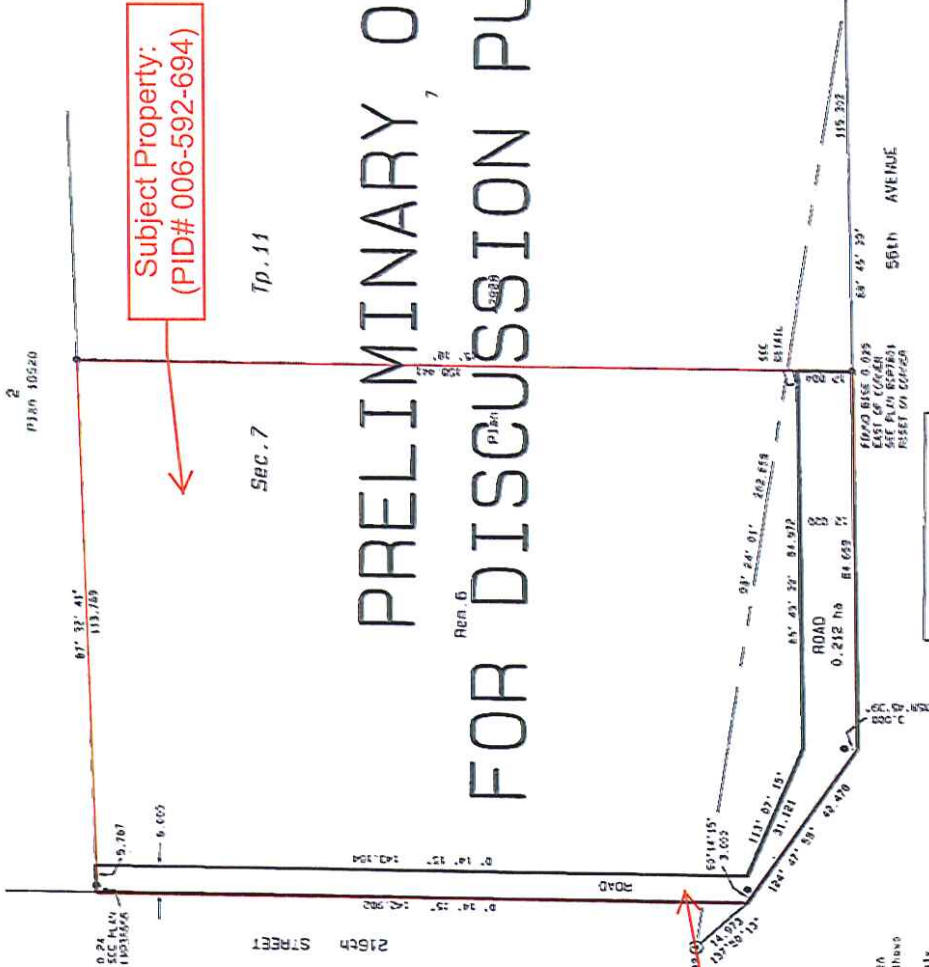
ALL DISTANCES ARE IN METRES AND DECIMALS THEREOF.

BCGS 926.007

PLAN BCP _____

Deposited in the Land Title Office of
 New Westminster, B.C., this _____ day of _____, 20____.

Registrar _____



Subject Property:
 (PID# 006-592-694)

0.2 ha of subject
 property
 approved to be
 dedicated as
 road.

PRELIMINARY, ONLY
 FOR DISCUSSION PURPOSES

RECEIVED
 PROV. AGRICULTURAL
 LAND COMMISSION

JUL 2 2014

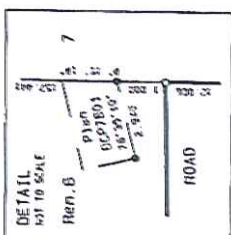
I, James H. Enders, a British Columbia Land Surveyor, certify that I was present at and personally supervised the survey represented by this plan, and that the survey and plan are correct and true. The field survey was completed on the _____ day of _____, 20____. The plan was corrected and checked, and the checklist filed under _____ on the _____ day of _____, 20____.

JAMES H. ENDERS, B.C.L.S.

APPROVED UNDER THE LAND TITLE ACT THIS _____ day of _____, 20____.

Appraising Officer _____
 The Corporation of the Township of Langley

This plan lies within the Greater Vancouver Regional District.



LEGEND:

- Integrated survey area, No. 41, Township of Langley, (H003, K505)
- Control monuments are derived from observations between control monuments 880005 and 880072. This plan shows horizontal ground level distances except where otherwise noted. To compute grid distances, multiply ground level distances by combined factor 0.9990105
- Control monument found
- Standard iron post found
- Standard iron post placed

The intended plot size of this plan is 560-- in width by 432-- in height when plotted at a scale of 1:750

JAMES H. ENDERS
 British Columbia Land Surveyor
 Langley, B.C. 604-533-6566
 File L4332 REF

ALC application #53791
 (applicant - Township of Langley)
 Resolution #325/2014

REFERENCE PLAN OF PART OF LOT 6 EXCEPT FIRSTLY;
 PART DEDICATED ROAD ON PLAN LMP38656, AND SECONDLY;
 PART DEDICATED ROAD ON PLAN BCP _____ SECTION 7
 TOWNSHIP 11 NEW WESTMINSTER DISTRICT PLAN 42988

PLAN BCP _____

Deposited in the Land Title Office at
 New Westminster, B.C., this _____ day of _____, 20____

SCALE 1: 750

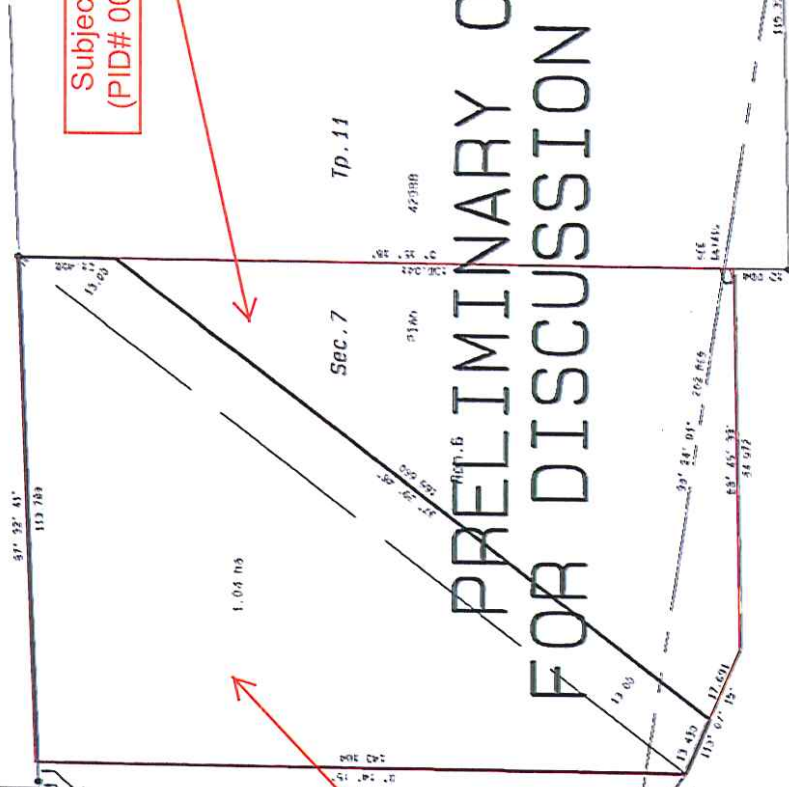


ALL DIMENSIONS ARE IN METRES AND DECIMALS THEREOF.

BCGS 920.007

Pursuant to Section 89(1) of the Land Title Act, the Statutory Right of Way and
 Restrictive Covenant purposes

Plan 10220



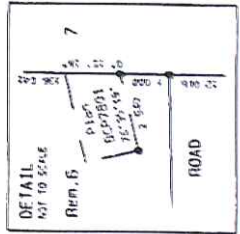
Subject Property:
 (PID# 006-592-694)

PRELIMINARY ONLY
 FOR DISCUSSION PURPOSES

1.0 ha area
 approved for
 "No Build"
 Covenant

LEGEND:

- Integrated survey area (s.d.).
- Township of Langley, M063 (2005)
- Grid bearings are derived from observations between central monuments 830039 and 894072. This plan cross horizontal ground level distances except where otherwise noted. To compute grid distances, multiply ground level distances by combined factor 0.999905
- Control monument found
- Standard iron east (s.d.)
- Standard iron post placed



I, JAMES H. ENDERS, a British Columbia Land Surveyor, certify that I was present at and personally supervised the survey represented by this plan, and that the survey and plan are correct, or correct on the day of _____, 20____. The plan was completed and checked, and the checklist filed under _____, on the _____ day of _____, 20____.

JAMES H. ENDERS, B.C.S.

The intended plot size of this plan is 500-m in width by 400-m in height when plotted at a scale of 1: 750.

JAMES H. ENDERS
 British Columbia Land Surveyor
 Langley, B.C.
 E04-533-668
 File L4332A REF

This plan lies within the Greater Vancouver Regional District