



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

December 16, 2005

Reply to the attention of Gordon Bednard

B & E Investments
2258 Peardonville Road
Abbotsford, BC - V2T 6J8

Dear Sir/Madam:

**Re: Application # O-36346
Lot 1, Section 7, Township 14, New Westminster District, Plan 72118,
EXCEPT Plan LMP52955**

The Provincial Agricultural Land Commission (the "Commission") has now concluded its review of your application to subdivide the existing 4 ha subject parcel into two lots of 2 ha each, within the ALR. The application was submitted pursuant to section 21(2) of the *Agricultural Land Commission Act* (the "ALCA").

The Commission wishes to thank you for taking the time to meet with its representatives on December 7, 2005 at the property. The Commission found the meeting and site visit informative.

The Commission writes to advise that it approved your application subject to:

- the subdivision being in substantial compliance with the attached plan.
- compliance 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. The Commission suggests you contact the Township of Langley at your earliest convenience.

The decision noted above is recorded as Resolution #661/2005.

Please send two (2) paper prints of the final survey plans to this office well in advance of commencing registration at the Land Titles Office. When the Commission confirms that the subdivision plan is acceptable and verifies that all conditions of approval have been met it will authorize the Registrar of Land Titles to accept the application for deposit of the plan. Please quote your application number in any future correspondence.

Yours truly,

PROVINCIAL AGRICULTURAL LAND COMMISSION

Per:

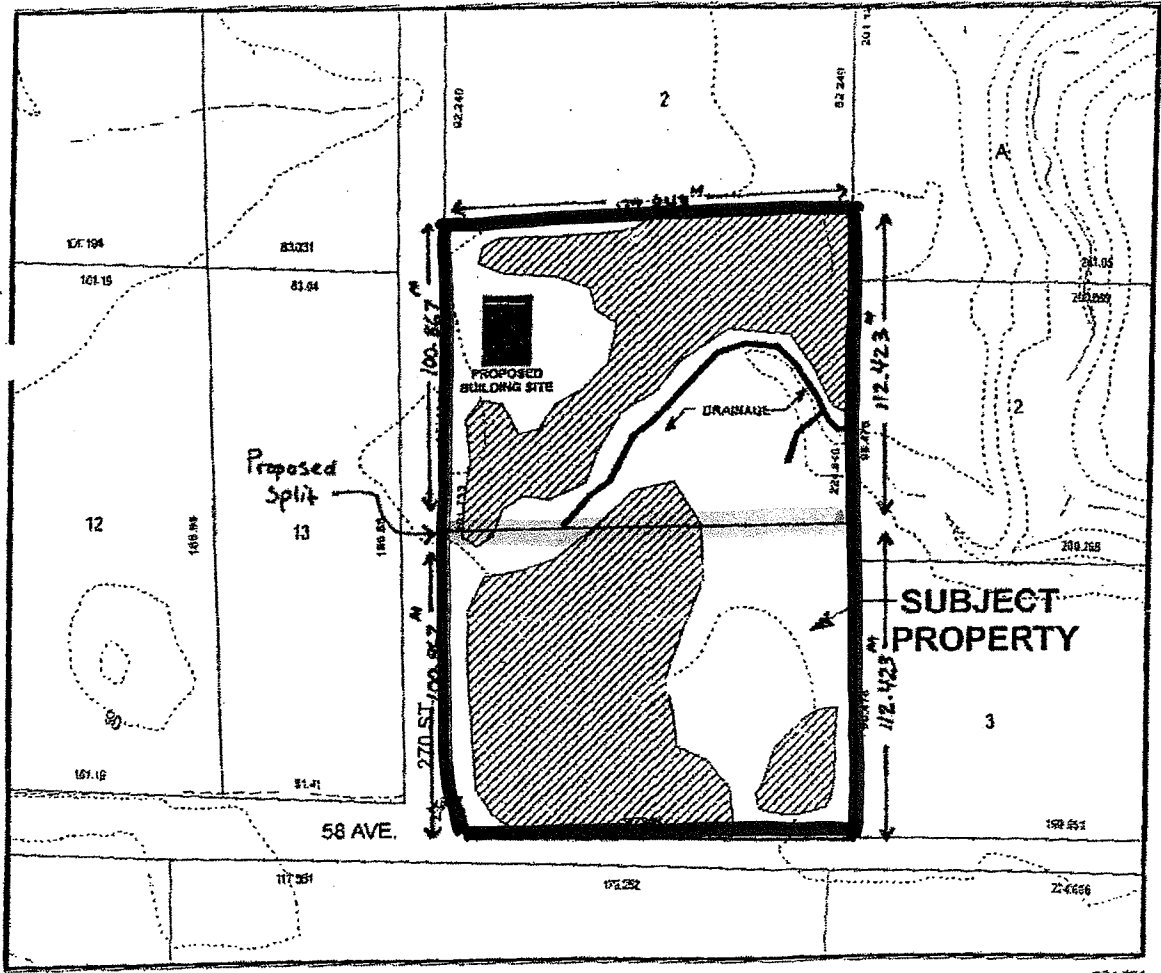
Erik Karlsen, Chair

cc: Township of Langley - Attn: Bill Ulrich (# AL100100)

GB/lv/Encl./36346d1

PROPERTY OWNERS: B & E INVESTMENTS LTD.

LEGAL: LOT 1, SEC. 7, TP. 14, PLAN 72118



304-001

Provincial Agricultural Land Commission

Application: O-36346

Resolution # 661/2005



Subject property.



Approved subdivision into two lots within the ALR



Staff Report
Application # O – 36346
Applicant: B & E Investments (Bert Heinrichs)

DATE PREPARED: November 28, 2005

TO: Chair and Commissioners – South Coast Panel

FROM: Gordon Bednard, Regional Research Officer

PROPOSAL: To subdivide the existing 4 ha subject parcel into two lots of 2 ha each, within the ALR. The applicants propose to build a residence on one parcel and will keep the other bare. Farming is intended on both parcels.

This application is made pursuant to section 21(2) of the *Agricultural Land Commission Act*.

BACKGROUND INFORMATION:

The subject lands lie within the area of "Small Farms and Country Estates" OCP designation to which the Commission has agreed.

Local Government:

The Corporation of the Township of Langley

Legal Description of Property:

PID: 004-424-841

Lot 1, Section 7, Township 14, New Westminster District, Plan 72118, EXCEPT Plan LMP52955

Purchase Date (m/d/y):

11/01/2003

Location of Property:

NE corner of 270 Street and 58 Avenue, Township of Langley

Size of Property:

4.0 ha (The entire property is in the ALR).

Present use of the Property:

vacant

Surrounding Land Uses:

WEST: Rural residential parcels in ALR
SOUTH: Gloucester Industrial Park (Ocean Spray), out of ALR
EAST: Rural residential in ALR with non-ALR industrial lands beyond
NORTH: Rural residential and hobby farms from 2-8 ha in size, all in ALR

Agricultural Capability:

Data Source: Agricultural Capability Map # 92G/1d
The majority of the property is identified as having Secondary ratings.

Official Community Plan and Designation:

Small Farms and Country Estates

Zoning Bylaw and Designation:

Rural Zone RU-1
1.7 ha MLS

PREVIOUS APPLICATIONS:

Application #06539-0

Applicant: Caplette, R.
Decision Date: January 30, 1979
Proposal: To place a second dwelling (mobile home) on the property.
Decision: The Commission approved the request subject to conditions including a temporary foundation.

Application #10658-0

Applicant: Caplette, R.
Decision Date: July 09, 1980
Proposal: To subdivide a 2 hectare parcel from the 11.8 hectare property.
Decision: The Commission refused the request on the grounds that the proposal would subdivide lands capable of agricultural use and encourage similar non farm development in the area.

Application #35229-0

Applicant: B & E Investments
Decision Date: March 2004
Proposal: Placement of 4000 cubic metres of fill for chicken barns
Decision: Allowed as specified farm use

RELEVANT APPLICATIONS:

NORTH

Application #33292-0

Applicant: Houston, Alfred & Myrna

Decision Date: August 02, 2000

Proposal: To subdivide the 7.8 hectare property into one lot of approximately 2.4 hectares and three lots of approximately 1.7 hectares.

LOCAL GOVERNMENT RECOMMENDATIONS/COMMENTS:

Endorsed by council

STAFF COMMENTS:

Allow as requested - poor quality agricultural land, Commission agreement with OCP designation and lot size

END OF REPORT

Signature

Date