



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

May 19, 2006

Reply to the attention of Gordon Bednard

Douglas Blair
5404 - 216th Street
Langley, BC V2Y 1Y2

Dear Sir,

Re: **Application # O-36509**
PID: 002-081-474
Lot 2, Section 6, Township 11, New Westminster District, Plan 13188

The Provincial Agricultural Land Commission (the "Commission") has now concluded its review of your application to subdivide one (1) lot of approximately 0.4 ha from the property in accordance with its *Homesite Severance Policy* (copy attached). The application was submitted pursuant to section 21(2) of the *Agricultural Land Commission Act* (the "ALCA").

The Commission wishes to thank you, your mother Doreen, and Glen Bell for taking the time to meet with its representatives on April 26, 2006 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;
- the construction of a fence – 4-6 foot high chain link or solid cedar boards along the north, east and south boundaries of the homesite lot;
- the planting of vegetation for buffering on the homesite side of the fence – e.g. 2-4 ft tall cedar hedging planted with 4 foot spacing along the north, east and south boundaries of the homesite lot;
- agreement that the homesite lot not be sold for five (5) years except in the case of estate settlements. The Commission requires your commitment in this regard which can be done by signing below and returning to our office a copy of this letter. The Commission requires your commitment prior to it approving deposit of the subdivision plan;
- Commission approval for an increase in the size of the homesite lot or a change in its location deemed necessary by other approval agencies;
- 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 # **228/2006**.

If you wish to proceed on this basis please undertake the following steps:

1. Commence approval procedures of other agencies that must approve the subdivision.
2. Have a surveyor prepare the subdivision plan.
3. Obtain recent State of Title Certificate for the property.
4. Prepare a "Transfer of an Estate in Fee Simple" document indicating the transfer of the remainder of the property from you to the purchaser.
5. Prior to approaching the Registrar of Land Titles to register the subdivision please submit the following to this office:
 - a) two (2) paper prints of the plan of subdivision
 - b) the State of Title Certificate
 - c) a copy of the "Transfer of an Estate in Fee Simple" document
 - d) your signed commitment that the homesite lot will not be sold for five (5) years except in the case of estate settlements.
 - e) proof of completion of the above approval conditions.

When all the required documentation has been received the Commission will authorize the Registrar of Land Titles to accept the application for deposit of the subdivision plan.

Please quote your application number in any future correspondence.

Yours truly,

PROVINCIAL AGRICULTURAL LAND COMMISSION

Per:

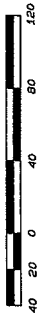
Erik Karlsen, Chair

pc: Township of Langley Attn: Bill Ulrich file# AL 100112
Bell and Giuriato - Attn: Glen Bell, 101 - 21616 - 52nd Avenue, Langley V2Y 1L7

GB/lv/Encl.:
36509d1

PLAN SHOWING PROPOSED SUBDIVISION OF A PORTION OF LOT 2 OF SECTION 6, TOWNSHIP 11, PLAN 13188, NEW WESTMINSTER DISTRICT, TO ACCOMPANY AN APPLICATION UNDER SECTION 21(2) OF THE AGRICULTURAL LAND COMMISSION ACT AND THE HOMESITE SEVERANCE POLICY.

SCALE - 1:1250 All distances are in metres.



52nd AVENUE

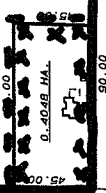
1

PLAN 13188

216th STREET

61ev - 10, 979
BBH-4654

SEE DETAIL



90.00

605.4

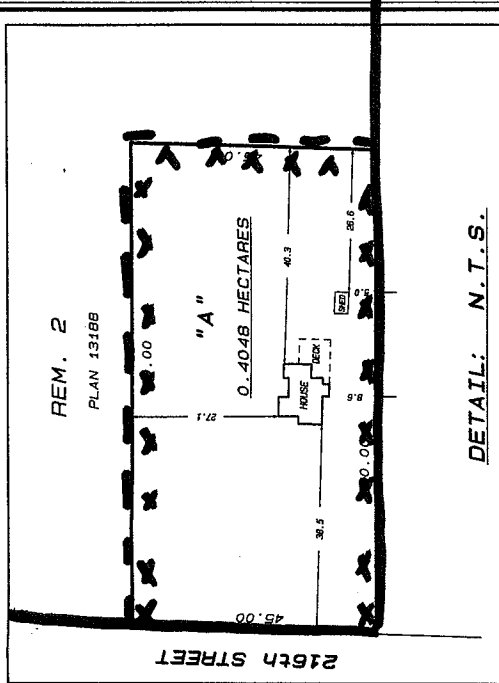
REM. 2

14.535 HECTARES

PLAN 13188

REM. 2

PLAN 13188



DETAIL: N.T.S.

Agricultural Land Commission

Application: O-36509
Resolution # 228/2006

Subject property.

Approved 0.4 ha lot pursuant to the
Homesite Severance Policy.

Location of buffer vegetation and fencing.



REM. S. 1/2 OF THE N.W. 1/4 OF SEC. 6, TP. 11

THIS PLAN IS A REDUCTION

THIS PLAN LIES WITHIN THE GREATER VANCOUVER REGIONAL DISTRICT.

BELL & GIURIATO

SURVEYORS ENGINEERS PLANNERS

#101 - 51618 - 52nd AVENUE,
Langley, B.C. V2Y 1L7

Telephone: (604) 533-2424

Our FAX: (604) 533-1041



Staff Report
Application # O – 36509
Applicant: Douglas Blair
Agent: Bell & Giuriato

DATE PREPARED: April 11, 2006

TO: Chair and Commissioners – South Coast Panel

FROM: Gordon Bednard, Regional Research Officer

PROPOSAL: To subdivide a 0.4 ha lot surrounding the existing owner's home under the provisions of the Homesite Severance policy.

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

BACKGROUND INFORMATION:

The Blair family has owned and resided on the property since 1880. At present, the original three lots which comprises the farm are held by three members of the Blair family. The farm is under an agreement for sale which stipulates that one dwelling and 0.4 ha can be severed for Doris Blair. Doris Blair appears to qualify for consideration under the Commission's Homesite Severance Policy.

Local Government:

The Corporation of the Township of Langley

Legal Description of Property:

PID: 002-081-474

Lot 2, Section 6, Township 11, New Westminster District, Plan 13188

Purchase Date (m/d/y):

09/01/1941

Location of Property:

5404 - 216th Street, Township of Langley

Size of Property:

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

Present use of the Property:

Dairy farm, two residences, barns and outbuildings

Surrounding Land Uses:

WEST: Langley Municipal Airport
SOUTH: Farmland in ALR, urban residential beyond outside ALR
EAST: Farmland, in ALR
NORTH: Farmland, in ALR

Agricultural Capability:

Data Source: Agricultural Capability Map # 92G.017
The majority of the property is identified as having Prime Dominant ratings.

Official Community Plan and Designation:

Agriculture/Countryside

Zoning Bylaw and Designation:

Rural Zone RU-3
8 ha MLS
-zoning allows small lot HSS subdivisions

PREVIOUS APPLICATIONS:

NONE

LOCAL GOVERNMENT RECOMMENDATIONS/COMMENTS:

Endorsed by Township Council

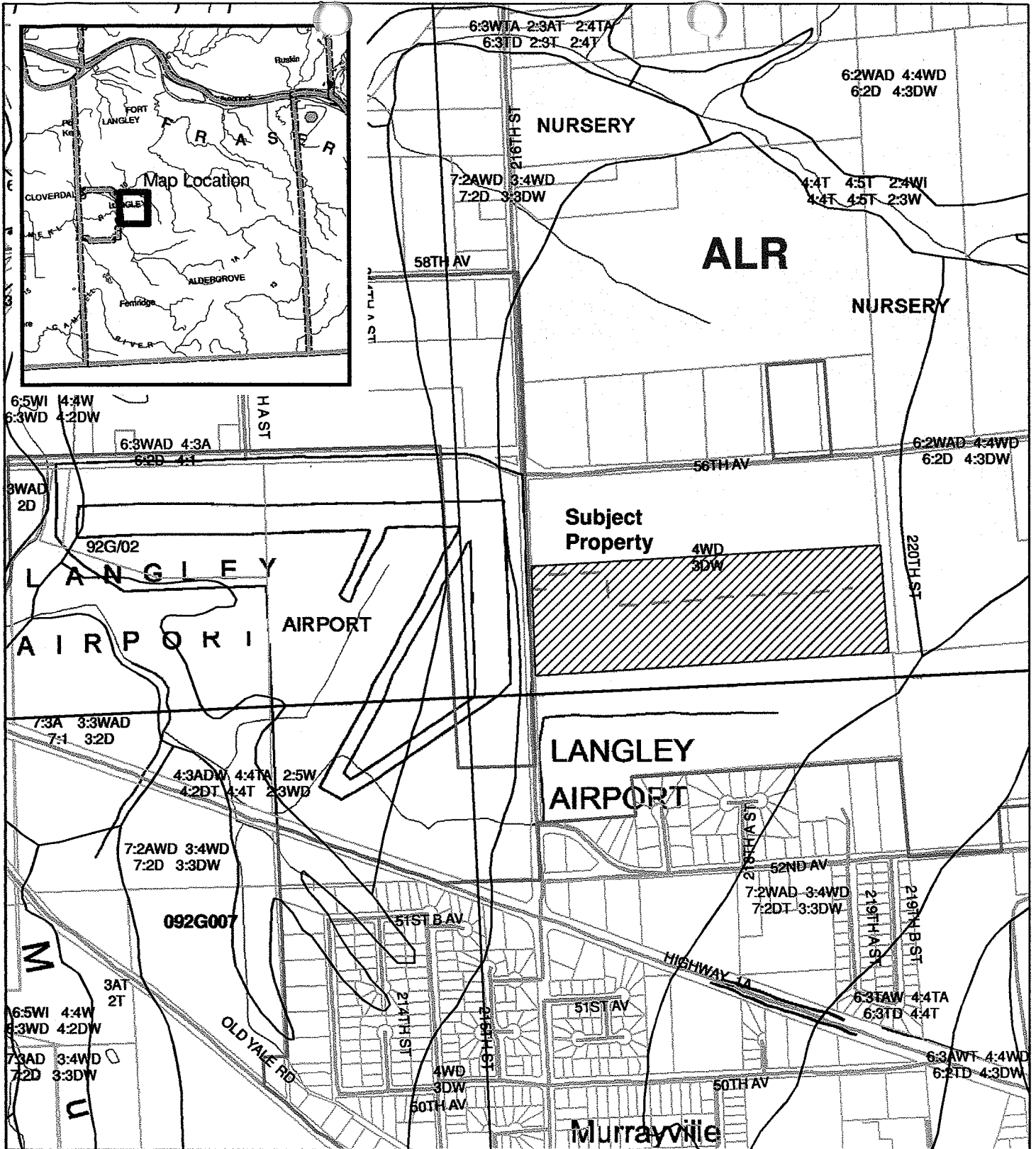
STAFF COMMENTS:

Staff recommends allowance of the application subject to all standard conditions of the HSS policy and subject to fencing and vegetative screening along the north, south and eastern lot boundaries.

END OF REPORT

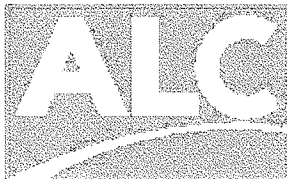
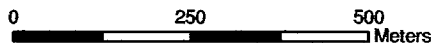
Signature

Date



ALC Context Map

Map Scale: 1:10,000



ALC File#:	21-06-36509
Map Sheet #:	92G.017, 92G/02
Regional District:	Greater Vancouver