



Agricultural Land Commission
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Burnaby, British Columbia V5G 4K6
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www.alc.gov.bc.ca

May 19, 2006

Reply to the attention of Gordon Bednard

Rick and Rajvir Sakhon
4470 - 224th Street
Langley, BC V2Z 1M1

Dear Sir/Madam:

Re: **Application # O-36520**
PID: 006-715-575
Lot 11, Section 32, Township 10, New Westminster District, Plan 32357

The Provincial Agricultural Land Commission (the "Commission") has now concluded its review of your application to construct a second dwelling on the 1.6 ha property for the use of you ailing mother who requires constant medical care. The application was submitted pursuant to section 20(3) of the *Agricultural Land Commission Act*.

The Commission wishes to thank you 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. In particular, the Commission noted that the property appears never to have been used for agriculture, and while small, the land has a prime agricultural capability rating.

The Commission, while appreciating the motives behind the application, considered that an additional permanent dwelling would not enhance the agricultural utility of the land. The land is not being farmed now and there appears no intention on the part of the owners to farm the land in the future. If a second dwelling for the applicant's mother is necessary on a temporary basis, there is provision in the regulations for the temporary location of a manufactured home for a family member. A second permanent dwelling would forever alienate an additional portion of this already small property and place any future potential for agricultural use in doubt.

For these reasons, the Commission refused your application as proposed.

The decision noted above is recorded as Resolution # **233/2006**.

Yours truly,

PROVINCIAL AGRICULTURAL LAND COMMISSION

Per:

Erik Karlsen, Chair

pc: Township of Langley - Attn: Louise Cornish (#AC000034)

GB/lv/
36520d1



Staff Report
Application # O – 36520
Applicant: Rick & Rajvir Sakhon

DATE PREPARED: April 12, 2006

TO: Chair and Commissioners – South Coast Panel

FROM: Gordon Bednard, Regional Research Officer

PROPOSAL: To construct a second dwelling on the 1.6 ha property for the use of the applicant's ailing mother who requires constant medical care.

This application is made pursuant to section 20(3) of the *Agricultural Land Commission Act*.

BACKGROUND INFORMATION:

Property was recently purchased and applicant must have known it was in the ALR. There is a letter in file from a physician attesting to the poor medical condition of the applicant's mother.

Local Government:

The Corporation of the Township of Langley

Legal Description of Property:

PID: 006-715-575

Lot 11, Section 32, Township 10, New Westminster District, Plan 32357

Purchase Date (m/d/y):

04/01/2004

Location of Property:

4470 -224th Street, Township of Langley

Size of Property:

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

ALR Area under application:

0.2 ha (estimated)

Present use of the Property:

residential, one dwelling

Surrounding Land Uses:

WEST: Urban residential, out of ALR

SOUTH: Rural residential and hobby farms (riding ring) in ALR

EAST: Rural residential lots, old rail grade and Elks Hall, forested, in ALR

NORTH: Old Yale Road, large open field beyond, in ALR

Agricultural Capability:

Data Source: Agricultural Capability Map # 92G.007

The majority of the property is identified as having Prime Dominant ratings.

Official Community Plan and Designation:

Information pending

Zoning Bylaw and Designation:

Rural Zone RU-1

1.7 ha MLS

PREVIOUS APPLICATIONS:

NONE

LOCAL GOVERNMENT RECOMMENDATIONS/COMMENTS:

pending

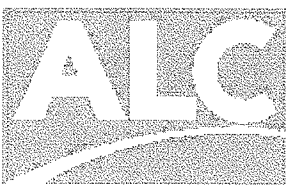
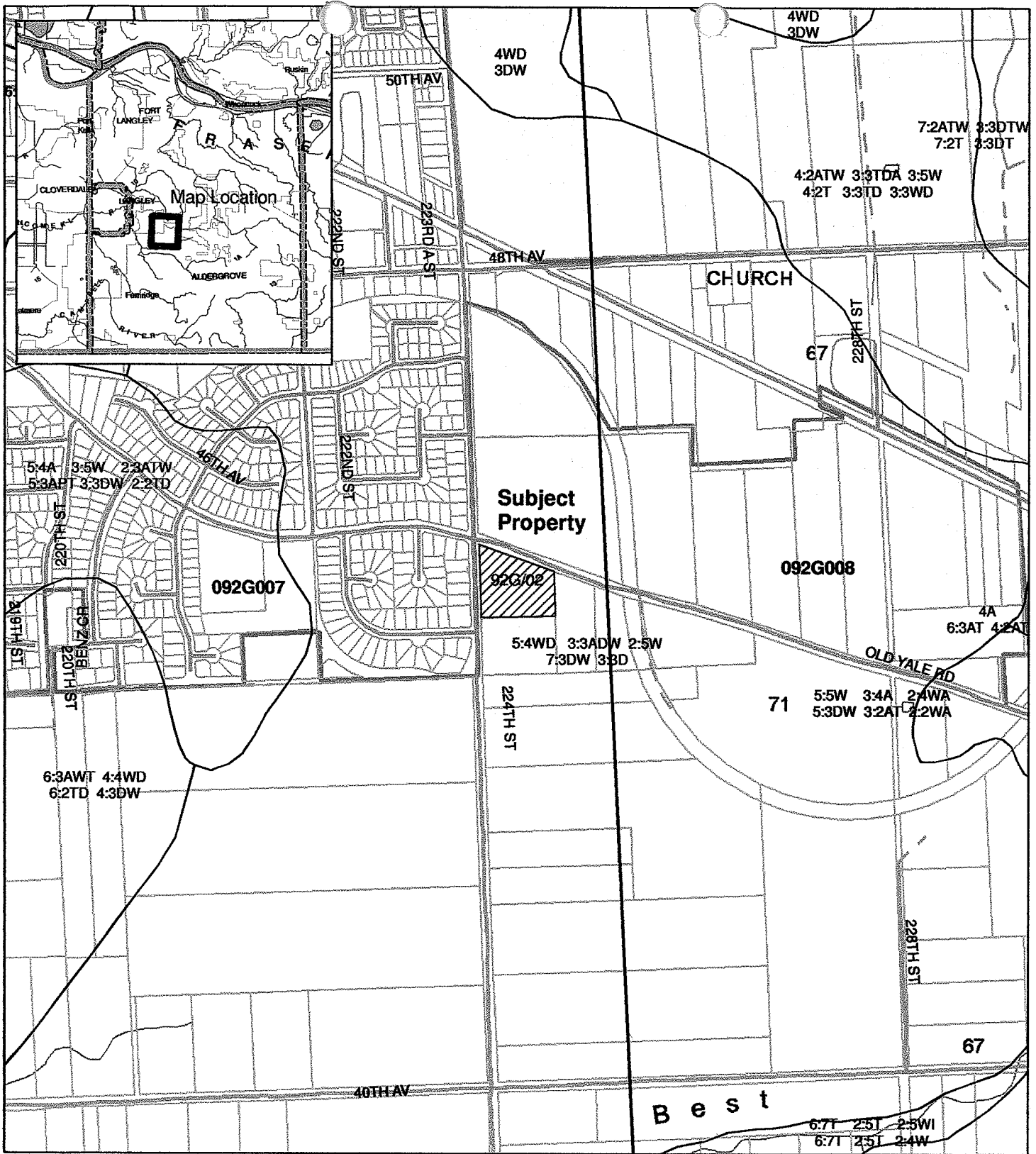
STAFF COMMENTS:

The proposed second dwelling, while intended for an admirable purpose, is not connected with agriculture in any way. Staff recommends refusal of the application as presented, but the Commission should remind the applicants of the provision for a manufactured home to be located on the property for a family member.

END OF REPORT

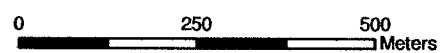
Signature

Date



ALC Context Map

Map Scale: 1:10,000



ALC File#:	21-06-36520
Map Sheet #:	92G.007, 92G/02
Regional District:	Greater Vancouver