



**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

June 28, 2006

Reply to the attention of Gordon Bednard

Louise Kalutycz  
1159 - 224th Street  
Langley, BC V2Z 2W6

Dear Madam:

**RE: Application #O-36664**  
PID: 013-283-669  
North 1/2 of the North 1/2 of the South East 1/4, Section 7, Township 10,  
New Westminster District

The Provincial Agricultural Land Commission (the "Commission") has now concluded its review of your application to subdivide the 16.2 ha property into two 8.1 ha lots. The application was submitted pursuant to section 21(2) of the *Agricultural Land Commission Act*.

The Commission wishes to thank you for taking the time to meet with its representatives on June 19, 2006 at the property.

The Commission considered that the property has prime agricultural capability ratings and if effectively managed could produce a wide range of crops. In the opinion of the Commission subdivision will restrict these agricultural options.

The decision noted above to refuse the application is recorded as Resolution # 300/2006.

Yours truly,

PROVINCIAL AGRICULTURAL LAND COMMISSION

Per:

Erik Karlsen, Chair

pc: Township of Langley - Attn: Bill Ulrich (# AL100114)

GB/lv/36664d1.





**Staff Report**  
**Application # O – 36664**  
**Applicant: Louise Kalutycz**

**DATE PREPARED:** June 9, 2006

**TO:** Chair and Commissioners – South Coast Panel

**FROM:** Gordon Bednard, Regional Research Officer

**PROPOSAL:** To subdivide the subject 16.2 ha property into two equal lots of 8.1 ha each. The applicant would remain on the northern property and use the capital from the sale of the southern parcel to construct a proper barn, fence and generally upgrade the property.

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

**BACKGROUND INFORMATION:**

The applicant states that the property is divided by agricultural capability with the southern portion being mainly wetland. The capability ratings as shown on the mapping of the area show the entire property within one class of 3WD.

The applicant further states that some of her neighbours have subdivided their lands in the past. The only applications for subdivision which have been approved in the immediate area were allowed as homesite severance lots for retiring farmers. The present applicant does not qualify for consideration under the HSS policy as the property was purchased in 1980.

**Local Government:**

The Corporation of the Township of Langley

**Legal Description of Property:**

PID: 013-283-669

North 1/2 of the North 1/2 East 1/4, Section 7, Township 10, New Westminster District

**Purchase Date (m/d/y):**

November 1980

**Location of Property:**

1159-224 th Street, Township of Langley

**Size of Property:**

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

**Present use of the Property:**

one house, one old house (habitation unknown), garage, various sheds, cornfield, pasture, sloughs and forested lands.

**Surrounding Land Uses:**

- WEST:** Winery on 24 ha lot, in ALR
- SOUTH:** Hay farm and horses on 16 ha lot in ALR
- EAST:** Hay farm on 16 ha lot, in ALR
- NORTH:** Llama farm on 8 ha lot in ALR

**Agricultural Capability:**

Data Source: Agricultural Capability Map # 92G/2b  
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

**PREVIOUS APPLICATIONS:**  
NONE

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**RELEVANT APPLICATIONS:**

**WEST**  
**Application #26938-0**  
**Applicant:** DOMAINE deCHABERTON ESTATES LTD  
**Decision Date:** December 14, 1992  
**Proposal:** The application requests permission to process grapes from off-farm sources.  
**Decision:** That the application be allowed subject to compliance with all other legislation and that the proposed new winery building is located on the property as outlined on the plan submitted.

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**Application #31342-0**  
**Applicant:** Violet, Claude  
**Decision Date:** June 25, 1997  
**Proposal:** The applicant is seeking permission to rezone the existing estate winery on the subject property to an amended designation which would allow the winery to operate as a commercial winery. A commercial winery licence allows a winery to import grapes from ou  
**Decision:** That the application to change the estate winery license to a commercial winery license be approved subject to the proposal being in substantial compliance with the site plan submitted with the application and that the vineyard on the property is maintained at least at its current size.

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**SOUTH**  
**Application #33344-0**  
**Applicant:** Thomas, Audrey  
**Decision Date:** August 24, 2000  
**Proposal:** Propose to subdivide a 1.1 ha homesite lot from the 7.2 ha property.  
**Decision:** Allowed subject to compliance with all conditions of Homesite Severance Policy.

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**LOCAL GOVERNMENT RECOMMENDATIONS/COMMENTS:**

Endorsed by Council

**STAFF COMMENTS:**

There appears to be little agricultural reason to divide this property. It is rated as prime capability and is presently of a size which would allow for a wide range of agricultural options, and is consistent with property sizes to the south and west. In the past the Commission has not used the generation of capital as a reason to allow subdivision of lands within the ALR

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**END OF REPORT**

\_\_\_\_\_  
**Signature**

\_\_\_\_\_  
**Date**



21-06-36664

Legend

- (20K) Transportation - Lines
- Road (Paved Divided) - Not Elevated - 2 Lanes Each Way
- Road (Paved Divided) - U.C. - Not Elevated - 2 Lanes Each Way
- Road (Paved Undivided) Not Elevated - 3 Lanes
- Road (Paved Undivided) Not Elevated - More Than 4 Lanes
- Road (Paved Undivided) - U.C. - Not Elevated - 4 Lanes
- Airfield
- Airport
- Airport Abandoned
- Ferry Route
- Road
- Road (Gravel Undivided) - 1 Lane
- Road (Gravel Undivided) - 2 Lanes
- Road (Gravel Undivided) - U.C. - 1 Lane
- Road (Gravel Undivided) - U.C. - 2 Lanes
- Road (Paved Divided) - Not Elevated - 1 Lane Each Way
- Road (Paved Divided) - U.C. - Not Elevated - 1 Lane Each Way

0 Road (Paved Divided) - Not Elevated - 2 Lanes  
 550 ft  
 Scale: 1:20,000

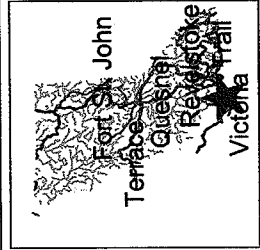
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Datum/Projection: NAD83; Albers Equal Area Conic

Key Map of British Columbia



49-2-0 N 49-1-40 N 49-1-20 N 49-1-0 N 49-0-40 N 49-0-20 N

122-38-0 W 122-37-30 W 122-37-0 W 122-36-30 W 122-36-0 W 122-35-30 W 122-35-0 W