



**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

August 16, 2006

Reply to the attention of Gordon Bednard  
ALC File: #O-36781

Ben and Lori Misson  
23138 Old Yale Road  
Langley, BC V2Z 2V3

Dear Mr. and Mrs. Misson:

Re: Application for a Second Dwelling in the Agriculture Land Reserve

Please find attached the Minutes of Resolution #398/2006 outlining the Commission's decision as it relates to the above noted application.

Yours truly,

PROVINCIAL AGRICULTURAL LAND COMMISSION

Per:

Erik Karlsen, Chair

pc: Township of Langley (Folder No. AC000035)  
Attention: Cindy Birck

CF/lv/Encl.: Minutes  
36781d1

**MINUTES OF THE PROVINCIAL AGRICULTURAL LAND COMMISSION**

**A meeting was held by the Provincial Agricultural Land Commission on July 19, 2006 at the offices of the Commission located at #133 – 4940 Canada Way, Burnaby, BC.**

**PRESENT:** Erik Karlsen Chair  
Sue Irvine Commissioner  
Lorne Seitz Commissioner  
John Tomlinson Commissioner

**STAFF:** Tony Pellett, Planner

**For Consideration**

**Application:** #O - 36781

**Proposal:** To retain the existing single-family dwelling as a second dwelling for Mr. Misson’s mother. The applicants are building a new home for themselves.

**Legal Description of Property:**

PID: 012-573-019  
Lot 12, Section 32, Township 10, New Westminster District, Plan 2219

**Site Inspection**

A site inspection was conducted on July 19, 2006. Those in attendance were:

- Commissioners Irvine, Karlsen, Seitz and Tomlinson
- Agricultural Land Commission Staff: Tony Pellett, Planner
- Applicant: Lori Misson

The applicant pointed out several unfinished projects and described the loss of a crop of cedar nursery stock. She pointed out the new principal dwelling now under construction and acknowledged that it is clearly understood that unless the current application is successful, the current dwelling must be decommissioned.

The site inspection lasted from 10:55 a.m. to 11:15 a.m.

**Commission Discussion**

The Commissioners noted that although there is little agriculture currently practiced along this heavily parcelized stretch of Old Yale Road, it would be inappropriate to put further obstacles in the way of future small-scale agriculture, such as by allowing further non-farm uses unrelated to agriculture.

Page 2 - #36781

**IT WAS**

**MOVED BY:** Commissioner Tomlinson

**SECONDED BY:** Commissioner Karlsen

THAT the staff report be received and the application be refused.

This approval is subject to compliance with any other enactment, legislation or decision of any agency having jurisdiction.

**CARRIED**



**Staff Report**  
**Application # O – 36781**  
**Applicant: Ben & Lori Misson**

**DATE PREPARED:** July 7, 2006

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

**FROM:** Colin Fry, Director – Regional Operations

**PROPOSAL:** To retain the existing single-family dwelling as a second dwelling for Mr. Misson's mother. The applicants are building a new home on the property for his residence.

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

**BACKGROUND INFORMATION:**

**Local Government:**

Township of Langley

**Legal Description of Property:**

PID: 012-573-019  
Lot 12, Section 32, Township 10, New Westminster District, Plan 2219

**Purchase Date:**

Certificate of Title entered on January 28, 2000

**Location of Property:**

23138 Old Yale Road, Langley

**Size of Property:**

2.0 ha (The entire property is in the ALR)

**Present use of the Property:**

Two dwellings (one of which is under construction), equipment shed, workshop and garage on site.

**Surrounding Land Uses:**

**WEST:** Rural Residential  
**SOUTH:** Rural Residential  
**EAST:** Rural Residential  
**NORTH:** Rural Residential

**Agricultural Capability:**

Data Source: Agricultural Capability Map #92G/2(a)  
The property is identified as having Prime agricultural capability ratings.

**Zoning Designation:**

Zoning Designation RU-1  
Minimum lot size 1.7 ha

**PREVIOUS APPLICATIONS:**

None

**LOCAL GOVERNMENT RECOMMENDATIONS/COMMENTS:**

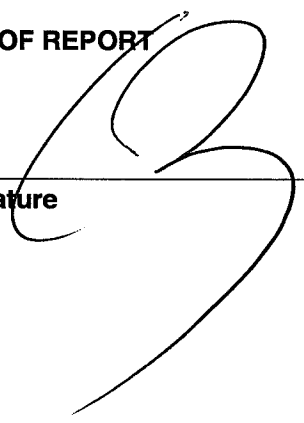
Forwarded without comment

**Attachments:**

1. ALR Constituent Map
2. Site plan of property
3. Aerial photograph

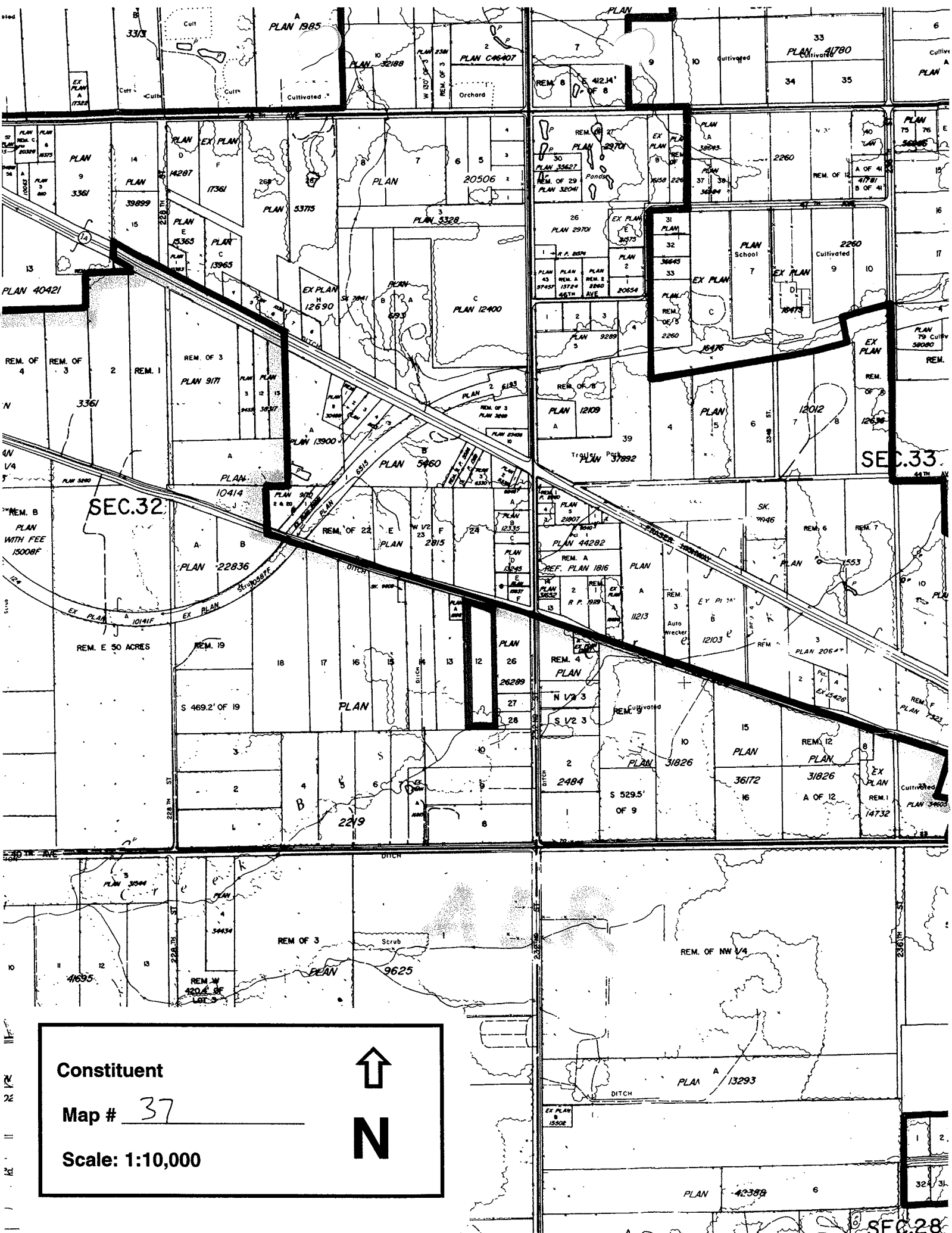
**END OF REPORT**

Signature



Date

July 7/06



Constituent  
 Map # 37  
 Scale: 1:10,000

↑  
 N

SEC. 28