



**Agricultural Land Commission**  
133-4940 Canada Way  
Burnaby, British Columbia V5G 4K6  
Tel: 604-660-7000  
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www.alc.gov.bc.ca

October 25, 2006

Reply to the attention of Terra Kaethler  
ALC File #O-36833

Kathleen Landry  
21350 – 2<sup>nd</sup> Avenue  
Langley, BC V2Z 1S4

Dear Madam:

Re: Application to Subdivide land in the Agricultural Land Reserve  
ALC File #O-36833

Please find attached the Minutes of Resolution #497/2006 outlining the Commission's decision as it relates to the above noted application.

Please send two (2) paper prints of the final survey plans to this office. When the Commission confirms that all conditions have been met, it will authorize the Registrar of Land Titles to accept registration of the plan.

Please be advised that this approval does not negate your responsibility for 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.

Yours truly,

PROVINCIAL AGRICULTURAL LAND COMMISSION

Per:

  
Erik Karlsen, Chair

cc: Township of Langley Attn: Bill Ulrich (AL100119)

GB/lv/Enclosure: Minutes  
Sketch Plan

36833d1.

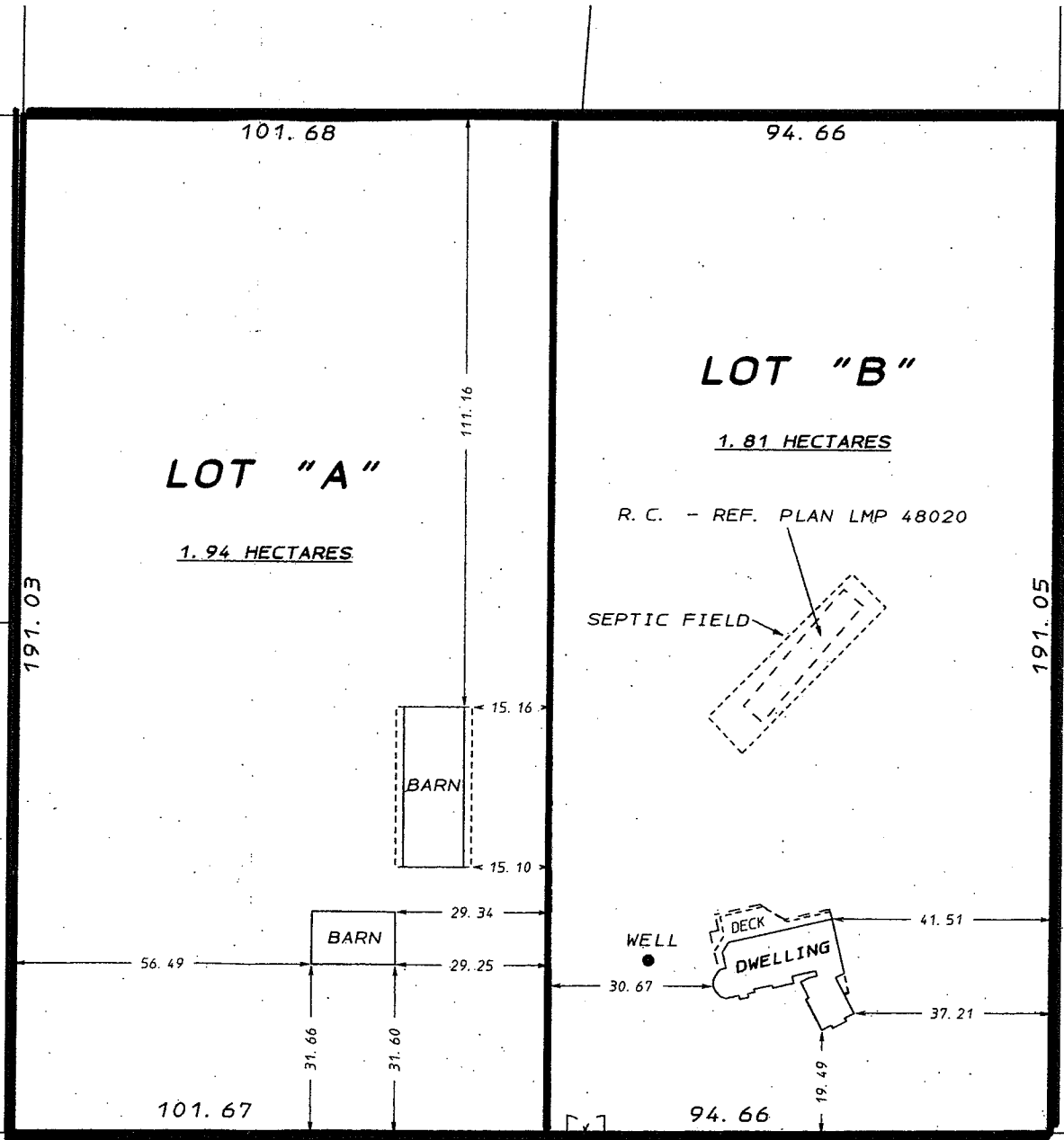


# Provincial Agricultural Land Commission

Application #O-36833  
Resolution # 497/2006

 Subject Property

 Approved subdivision into two lots within the ALR



2nd AVENUE



**Staff Report**  
**Application # O – 36833**  
**Applicant: Kathleen Landry**  
**Agent: Bell & Giuriato**

**DATE PREPARED:** August 17, 2006

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

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

**PROPOSAL:** To subdivide 3.75 ha parcel into two lots of approximately 1.94 ha and 1.81 ha.

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

**BACKGROUND INFORMATION:**

**Local Government:**

The Corporation of the Township of Langley

**Legal Description of Property:**

PID: 009-038-817

Lot 7, Section 1, Township 7, New Westminster District, Plan 2612

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

03/01/2004

**Location of Property:**

21350 - 2nd Ave, Langley

**Size of Property:**

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

**Present use of the Property:**

Residence, Barns, horse riding area

**Surrounding Land Uses:**

**WEST:** Rural Residential  
**SOUTH:** Rural Residential  
**EAST:** Rural Residential  
**NORTH:** Residential, Hobby Farms

**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:**

Small Farms / Country Estates

**Zoning Bylaw and Designation:**

Designation: Rural Zone RU-1  
Minimum Lot Size: 1.7 ha

**PREVIOUS APPLICATIONS:**

**Application #33595-0**

**Applicant:** Ringsma, Thomas & Greta

**Decision** January 31, 2001

**Date:**

**Proposal:** To develop a butcher facility on the property comprised of a 1,664 sq. ft. building. The proposal would be considered a home occupation under the Commission's Home occupation General Order, except the proposed area is over the approx. 100 sq. metre limit

**Decision:** The Commission approved the request to construct the butcher facility as proposed.

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**Application #35374-0**

**Applicant:** Landry, Kathleen

**Decision** Requested further information on the project – not received to date

**Date:**

**Proposal:** Fill placement

**Decision:** pending

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**LOCAL GOVERNMENT RECOMMENDATIONS/COMMENTS:**

Allow as requested – conforms to OCP and Zoning

**STAFF COMMENTS:**

This property is within the area of Small Farms/Country Estates to which the Commission has agreed to a 1.7 ha minimum lot size. However, this fact alone does not oblige the Commission to approve all such subdivisions where it is not convinced that the end result will have some agricultural merit. The property is surrounded by lots similar in size to the proposed subdivision and access is already in place from 2<sup>nd</sup> Avenue. The land has prime agricultural capability (class 2 and 3).

Staff recommends an onsite inspection to ascertain if the proposed subdivision would have any net effect on agriculture on the subject property or surrounding lands.

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**ATTACHMENTS:**

ALR map

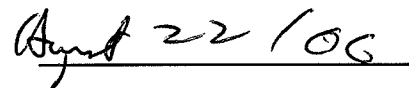
Airphoto showing subdivision proposal

**END OF REPORT**



Signature

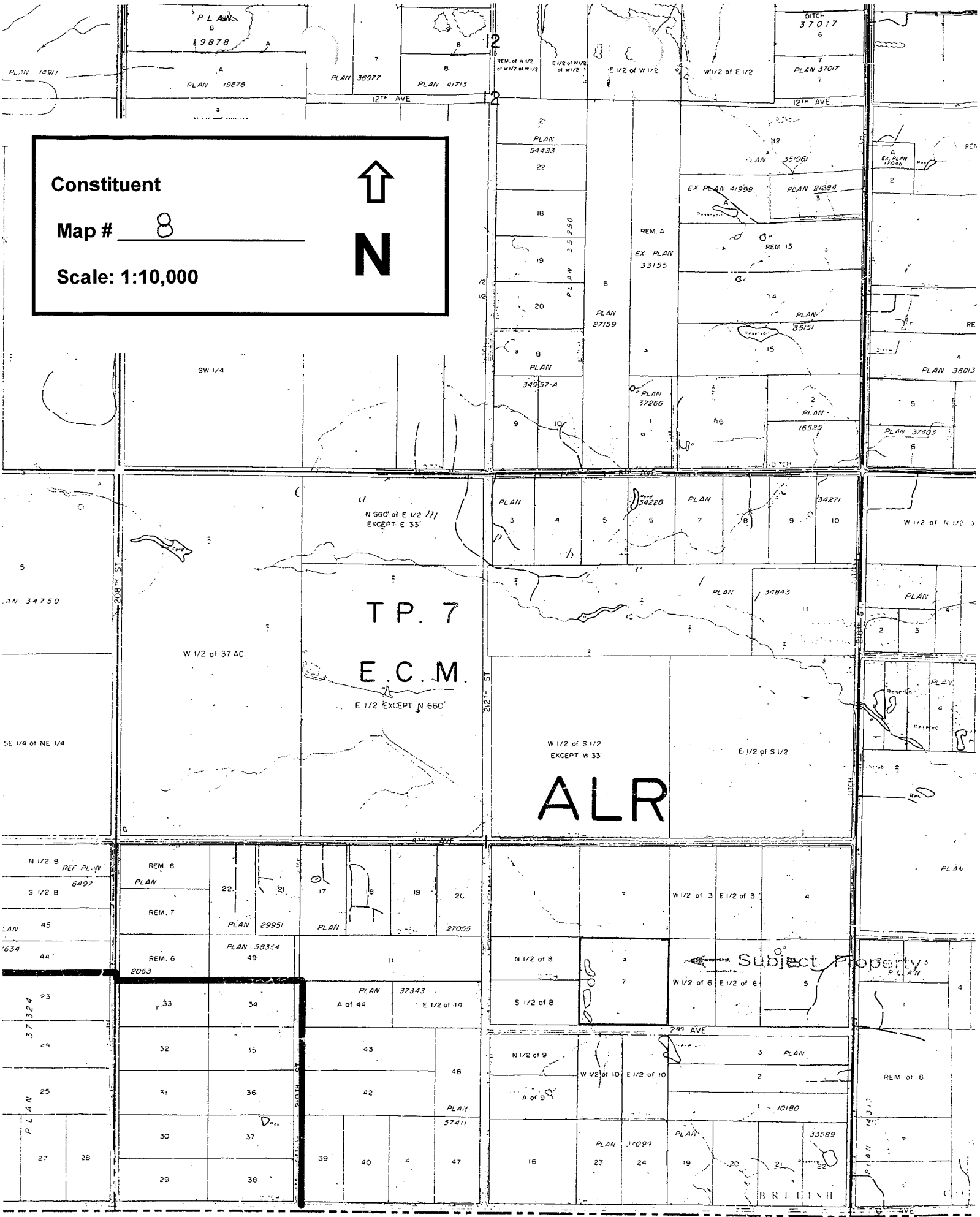
Date



Constituent

Map # 8

Scale: 1:10,000



TP. 7  
E.C.M.  
E 1/2 EXCEPT N 66°

ALR

Subject Property