



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

October 4, 2007

Reply to the attention of Jennifer Carson  
ALC File: O-36939

Platinum Projects Ltd  
2230 - 138 Street  
Surrey, BC V4A4G6

Dear Mr. Hoonjan:

**Re: Application to Subdivide land in the Agricultural Land Reserve**

Please find attached the Minutes of Resolution # 499/2007 outlining the Commission's decision as it relates to the above noted application. As agent, it is your responsibility to notify your client(s) accordingly.

Please provide the Commission with the following:

- Draft of the subdivision plan in accordance with the foregoing conditions.
- Plan prepared by an Agrolgist for the planting and maintenance of a buffer on the proposed eastern property.
- Draft(s) of the proposed covenant for buffering and the no build covenant on a portion of the proposed eastern parcel (either one document or two).

Once the Commission has confirmed its approval and acceptance of these items, please send two (2) paper prints of the final survey plans and the signed covenants to this office. When the Commission confirms that all conditions have been met, it will authorize the Registrar of Land Titles to accept the covenants and registration of the plan. The Commission may also require bonding to ensure initial maintenance of the buffer planting.

Yours truly,

PROVINCIAL AGRICULTURAL LAND COMMISSION

Per: 

Erik Karlsen, Chair

cc: The Corporation of the Township of Langley (AL100124)

Enclosure: Minutes

JC/36939d2



## MINUTES OF THE PROVINCIAL AGRICULTURAL LAND COMMISSION

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A meeting was held by the Provincial Agricultural Land Commission on September 24, 2007 in Surrey, B.C.

<b>PRESENT:</b>	Sylvia Pranger	Chair, South Coast Panel
	Michael Bose	Commissioner
	John Tomlinson	Commissioner
	Tony Pellett	Staff
	Jennifer Carson	Staff

### For Consideration

Application: # O- 36939  
Applicant: 0747600 BC Ltd  
Agent: Platinum Projects Ltd  
Amended proposal: To subdivide the subject property into five parcels, each of which would exceed 0.61 ha in area, the most easterly parcel to include a residence location to the northwest of the watercourse which flows through the property, with all the land on that parcel above the southeast bank of the watercourse to be covenanted against construction of any residential buildings and with the eastern boundary of that parcel buffered with covenant protection.  
Legal: PID: 006-250-025  
Location: Lot 28, District Lot 316, New Westminster District Group 2, Plan 41706  
23050 - 76A Ave, Langley

### Context

The proposal was weighed against the purposes of the Commission as stipulated in section 6 of the *Agricultural Land Commission Act* (the "Act"). They are:

1. to preserve agricultural land
2. to encourage farming on agricultural land in collaboration with other communities of interest, and
3. to encourage local governments, first nations, the government and its agents to enable and accommodate farm use of agricultural land and uses compatible with agriculture in their plans, bylaws and policies.

### Discussion

#### **Assessment of Agricultural Capability**

In assessing agricultural capability, the Commission refers in part to agricultural capability mapping and ratings. The ratings are interpreted using the Canada Land Inventory (CLI), 'Soil Capability Classification for Agriculture' system, or the BC Land Inventory (BCLI), 'Land Capability Classification for Agriculture in B.C.' system.

The improved ratings for the agricultural capability of the soil of the subject property are:

- Class 2 – Land in this class has minor limitations that require good ongoing management practices or slightly restrict the range of crops, or both.
- Class 3 – Land in this class has limitations that require moderately intensive management practices or moderately restrict the range of crops, or both.
- Class 5 – Land in this class has limitations that restrict its capability to producing perennial forage crops or other specially adapted crops.
- Class 7 – Land in this class has no capability for arable or sustained natural grazing

#### Subclasses

D undesirable soil structure  
T topography  
W excess water

#### Assessment of Agricultural Suitability

- The Commission assessed whether external factors such as encroaching non-farm development have caused or will cause the land to become unsuitable for agriculture.
- The Commission believes that there are no external factors which render the entire area of the land unsuitable for agricultural use, but that in balance
  - the adjacency of small lots in the Royal Knolls subdivision,
  - the location of existing residences on the subject property,
  - the presence of a low, wet area near the western boundary of the subject property
  - and the presence of a principal watercourse running diagonally through much of the subject parcelall combine to significantly lower the agricultural suitability of those parts of the land lying to the northwest of the watercourse.
- The Commission believes that the applicant's proposal to register a covenant against residential construction on the southeast side of the watercourse will retain the agricultural suitability of that part of the subject property.

#### Assessment of Impact on Agriculture

The Commission also assessed the impact of the proposal against the long term goal of preserving agricultural land. Subdivision of the property does not involve new road construction and the current proposal need not have a significant impact on the adjoining parcel to the east. Land to the north is currently occupied by estate houses, slightly limiting but not necessarily eliminating the long term potential for agriculture.

#### Conclusions

1. That the land under application has agricultural capability and is appropriately designated as ALR.
2. That all the land under application has some suitability for agricultural use.
3. That the current proposal will not adversely impact agriculture.

#### IT WAS

**MOVED BY:** Commissioner Pranger  
**SECONDED BY:** Commissioner Bose

THAT the application be allowed subject to the following conditions:

- the subdivision be in substantial compliance with the current proposal described in the discussion above, with the easternmost of the new parcels containing all lands above the southeast bank of the watercourse plus a suitable location for a residence and its primary septic field above the northwest bank of the watercourse;
- a proposal for the planting of vegetation for buffering the eastern boundary of the existing subject property to protect long term agricultural potential of the adjacent land to the east be prepared by an Agrologist for Commission review and approval;
- a covenant be registered in favour of the Commission for the purpose of ensuring that the eastern boundary of the existing subject property remains buffered as approved, and for the purpose of prohibiting the construction of any residential buildings or structures to the southeast of the watercourse; and
- the subdivision be completed within three (3) years from the date of this decision.

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This decision does not relieve the owner or occupier of the responsibility to comply 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.

**CARRIED**  
**Resolution # 499/2007**