



**Agricultural Land Commission**  
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March 21, 2007

Reply to the attention of Jennifer Carson  
ALC File: #O - 37004

Jim Marshall  
23942 - 36A Avenue  
Langley, BC V2Z 2J6

Dear Mr. Marshall:

**Re: Application for Non-Farm Use in the Agricultural Land Reserve**

Please find attached the Minutes of Resolution # 68/2007 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.

Yours truly,

PROVINCIAL AGRICULTURAL LAND COMMISSION

Per:

A handwritten signature in black ink, appearing to read 'Erik Karlsen', written over a white background.

Erik Karlsen, Chair

cc: The Corporation of the Township of Langley (#AC000036)

Enclosure: Minutes

JC/lv  
37004d1



## MINUTES OF THE PROVINCIAL AGRICULTURAL LAND COMMISSION

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A meeting was held by the Provincial Agricultural Land Commission on February 20, 2007 in Langley, B.C.

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

### For Consideration

Application: # O - 37004  
Applicant: Bob Marshall  
Agent: Jim Marshall  
Proposal: Non-farm use: to build a second residence for immediate family on the front portion of the subject property.  
Legal: PID: 006-306-365  
Lot 58, Section 28, Township 10, New Westminster District, Plan 41977  
Location: 23495 - 34A, Ave, Langley

### Site Inspection

A site inspection was conducted on Tuesday February 20, 2007. Those in attendance were:

- Sylvia Pranger Chair, South Coast Panel
- Michael Bose Commissioner
- John Tomlinson Commissioner
- Terra Kaethler Staff
- Jennifer Carson Staff
- Jim Marshall Agent

The agent met with the Commissioners and ALC Staff close to the site where the second dwelling was being proposed. Mr. Marshall went over the purpose of the application, mentioning that his family would like to live in the area close to the rest of their family. Mr. Marshall indicated that the land is not currently used for agricultural purposes. However, his wife is interested in weaving and if they are permitted to build on the property they may use the existing barn for llamas to supply her with weaving supplies.

Mr. Marshall confirmed that the staff report dated February 1, 2007 was received and did not identify any errors.

### 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.

The Act provides processes for landowners, local governments and First Nations to apply to the Commission to remove land from or to include land into the ALR or to subdivide or use land in the ALR for non-farm purposes.

## **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 of the agricultural capability classifications on 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.

#### Subclasses

- A soil moisture deficiency
- D undesirable soil structure
- T topography

### **Assessment of Agricultural Suitability**

The Commission assessed whether the external factors such as encroaching non-farm development have caused or will cause the land to become unsuitable for agriculture. The Commission does not believe there are external factors that render the land unsuitable for agricultural use.

### **Assessment of Impact on Agriculture**

The Commission also assessed the impact of the proposal against the long term goal of preserving agricultural land. The Commission was concerned that the proposed site for the second dwelling was on a field which could be farmed. Building another house on the property would make it difficult to farm in the future. The Commission saw no compelling reason why a second dwelling should be placed on the property. The Commission believes the proposal would adversely impact existing or potential agricultural use of surrounding lands.

**Conclusions**

1. That the land under application has agricultural capability and is appropriately designated as ALR.
2. That the land under application is suitable for agricultural use.
3. That the proposal will adversely impact agriculture.
4. That the proposal is inconsistent with the objective of the *Agricultural Land Commission Act* to preserve agricultural land.

**IT WAS**

**MOVED BY:** Commissioner Pranger

**SECONDED BY:** Commissioner Bose

THAT the application be refused.

**CARRIED**

**Resolution # 68/2007**



**Staff Report**  
**Application # O – 37004**  
**Applicant: Bob Marshall**

**Agent: Jim Marshall**

**DATE RECEIVED:** October 13, 2006

**DATE PREPARED:** February 1, 2007

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

**FROM:** Jennifer Carson, Land Use Planner

**PROPOSAL:** Non-farm use: to build a second residence for immediate family on the front portion of the subject property. This application is made pursuant to section 20(3) of the *Agricultural Land Commission Act*.

**BACKGROUND INFORMATION:**

The agent (Jim Marshall) is the applicant's (Bob Marshall) son. The applicant has offered to sell the 2 ha subject property to his son to build a new home for his family. The existing house on the property is occupied by the grandparents of Jim Marshall. The property has not been used for agricultural purposes for 30 years.

**Local Government:**

The Corporation of the Township of Langley

**Legal Description of Property:**

PID: 006-306-365  
Lot 58, Section 28, Township 10, New Westminster District, Plan 41977

**Location of Property:**

23495 - 34A, Ave, Langley

**Size of Property:**

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

**Present use of the Property:**

Unused barn, creek, gully, residence, workshop

**Surrounding Land Uses:**

**WEST:** Residence, out buildings  
**SOUTH:** Acreage  
**EAST:** Residence  
**NORTH:** Residence, acreage

**Agricultural Capability:**

Data Source: Agricultural Capability Map # 92G/2 a  
The majority of the property is identified as having mixed Prime and Secondary ratings.

**Official Community Plan and Designation:**

OCP: None

**Zoning Bylaw and Designation:**

Zoning: N/A  
Designation: RU-3  
Minimum Lot Size: 8.0 ha

**RELEVANT APPLICATIONS:**

**Application #36193-0**

**Applicant:** Moore, Roy & Beryl  
**Decision Date:** September 14, 2005  
**Proposal:** To subdivide the 16.5 ha property into two 8.25 ha parcels.  
**Decision:** Refused: would reconsider if the proposal was for a smaller lot around the existing homesite.

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**Application #36193-1**

**Applicant:** Moore, Roy & Beryl  
**Decision Date:** December 07, 2005  
**Proposal:** Reconsider the application on the basis of past Commission decisions on other properties and as a subdivision application not as a homesite severance.  
**Decision:** Refused, reconfirm original decision to allow small homesite lot.

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**LOCAL GOVERNMENT RECOMMENDATIONS/COMMENTS:**

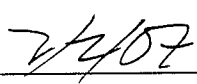
No forwarding resolution by Council.

**ATTACHMENTS:**

1. Constituent Map
2. Base Map
3. Aerial Photograph
4. Proposal Sketch
5. Letter from Applicant

**END OF REPORT**

  
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Signature

  
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Date