



Agricultural Land Commission
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March 21, 2007

Reply to the attention of Jennifer Carson
ALC File: #O - 37055

Bell & Giuriato
101 - 21616 - 52nd Avenue
Langley, BC V2Y 1L7

Dear Sir/Madam:

Re: Application to Subdivide land in the Agricultural Land Reserve

Please find attached the Minutes of Resolution # 80/2007 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:

Erik Karlsen, Chair

cc: The Corporation of the Township of Langley (#AL100126)

Enclosure: Minutes

JC/lv
37055d1



MINUTES OF THE PROVINCIAL AGRICULTURAL LAND COMMISSION

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

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

For Consideration

Application: # O - 37055
Applicant: Gary and Claire Conrad
Agent: Bell & Giuriato
Proposal: To subdivide the 16.4 ha subject property into two approximately 8.2 ha lots.
Legal: PID: 000-652-504
West 1/2, South 1/2, South East 1/4, Section 22, Township 10, New Westminster District
Location: 24410 - 26th Avenue

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
- Glen Bell Agent
- Gary Conrad Applicant

The applicant walked through the cleared and developed portion of the property with the Commissioners and Staff. The applicant is currently running a tree farm for the remediation of fish streams. The remaining 20 acres of the property is forested. The applicant mentioned numerous difficulties that he has had in creating and maintaining his tree farm. One of the issues he mentioned was that heavy clay was predominant on most of the property. Also mentioned by the applicant was that many of the surrounding properties were smaller than his property. The applicant expressed a desire to subdivide off the forested portion of the property so as to be able to put more financial resources into the currently developed portion of land which includes the tree farm.

The applicant confirmed that the Staff Report dated December 27, 2006 was received and no errors were identified.

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.

If improvements are made to the property, the agricultural capability classifications of the subject property is rated as:

Class 4 – Land in this class has limitations that require special management practices or severely restrict the range of crops, or both.

Organic Soils - Organic soils are grouped into seven classes, designated as O1 to O7. The organic soil class definitions are equivalent in terms of their relative capabilities and limitations for agricultural use to those defined for mineral soil.

Subclasses

- L degree of decomposition - permeability
- W excess water

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 that 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 felt that subdividing the property would further reduce the types of agriculture that can be practiced on the property. Further, the Commission expressed concern that if this subdivision were to be approved, then the expectations of other landowners in the area to do the same would be heightened. The Commission believes the proposal would 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 Tomlinson

THAT the application be refused.

CARRIED

Resolution # 80/2007



Staff Report
Application # O – 37055
Applicant: Gary and Claire Conrad
Agent: Bell & Giuriato

DATE RECEIVED: November 9, 2006

DATE PREPARED: December 27, 2006

TO: Chair and Commissioners – South Coast Panel

FROM: Simone Rivers, Land Use Planner

PROPOSAL: To subdivide the 16.4 ha subject property into two approximately 8.2 ha lots.

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: 000-652-504

West Half, South Half, South East Quarter, Section 22, Township 10, New Westminster District

Purchase Date:

March 2005

Location of Property:

24410 - 26th Avenue

Size of Property:

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

Present use of the Property:

Residence, garage, swimming pool, south lot vacant land

Surrounding Land Uses:

WEST: 5 Acre, rural residential properties
SOUTH: Corn fields, recently subdivided under ALC Resolution #69
EAST: Equestrian Facilities
NORTH: Undeveloped, cleared

Agricultural Capability:

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

Official Community Plan and Designation:

OCP: Rural Plan (1993)
Designation: Agriculture/Countryside

Zoning Bylaw and Designation:

Zoning: Rural Zone (1987)
Designation: RU-3
Minimum Lot Size: 8.0 ha

PREVIOUS APPLICATIONS:

Application #30935-0

Applicant: Shuster, Joe
Decision Date: November 19, 1996
Proposal: The applicant is seeking permission, under the Homesite Severance Policy, to subdivide the 24 ha property into a retirement lot of approximately 0.5 ha and a remainder parcel of approximately 23.5 ha.
Decision: That the application be allowed in either the southeast corner or the northeast corner of the property subject to the installation of a standard five-strand barbed wire fence and the planting of a single row coniferous/broadleaf evergreen hedge along the boundaries of the new homesite lot bordering the balance of the property and to compliance with the procedures required under the Homesite Severance Policy. Alternatively, the Commission also offers the option of delineating the proposed 0.5 ha homesite area by way of a Leasehold by Explanatory Plan for the duration of the applicant's lifetime so that the land could eventually be reverted back to the original property.

Application #35769-0

Applicant: Shuster, Frank & Robert
Decision Date: February 16, 2005
Proposal: To subdivide the 23.8 ha property into one (1) 8.0 ha lot and one (1) 15.8 ha lot to sever the interests of the two owner.
Decision: Allowed subdivision as proposed – the subdivision will allow the further development of the farms as each current owner will be able to borrow against the individual properties for development capital.

LOCAL GOVERNMENT RECOMMENDATIONS/COMMENTS:

Langley Township Council endorsed the application to be forwarded to the Commission

ATTACHMENTS:

- Page 7 of the Local Government Report... "Description of Property:"
- Sketch of proposed subdivision (submitted by the applicant)
- ALC Context Map - Greater Vancouver Regional District Constituent Map # 36 - 1:10,000 (created by ALC Staff)
- Air photo - 1:10,000 (created by ALC Staff)

END OF REPORT

Simone Rivers
Signature

Dec 27, 2006
Date