



**Agricultural Land Commission**  
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March 22, 2007

Reply to the attention of Jennifer Carson  
ALC File: #O - 37063

Anna Marilyn Boswyk  
7749 Dunsmuir Street  
Mission, BC V2V 4B7

Dear Ms. Boswyk:

Re: Application to Subdivide land in the Agricultural Land Reserve

Please find attached the Minutes of Resolution # 55/2007 outlining the Commission's decision as it relates to the above noted application.

Yours truly,

PROVINCIAL AGRICULTURAL LAND COMMISSION

Per:

A handwritten signature in black ink, appearing to read 'Erik Karlsen', is written over the printed name. The signature is fluid and cursive, with a large, sweeping flourish at the end.

Erik Karlsen, Chair

cc: The Corporation of the Township of Langley (#AL100127)

Enclosure: Minutes

JC/iv  
37063d1



## MINUTES OF THE PROVINCIAL AGRICULTURAL LAND COMMISSION

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**A meeting was held by the Provincial Agricultural Land Commission on February 19, 2007 in Langley, B.C.**

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

### For Consideration

Application: # O - 37063  
Applicant: Anna Marilyn Boswyk  
Proposal: To subdivide the 3.732 ha subject property into one (1) 1.7 ha lot and a remainder lot of 2.032 ha.  
Legal: PID: 005-585-911  
Parcel H, Section 24, Township 11, Reference Plan 57379, New Westminster District  
Location: 25707 - 72nd Avenue

### Site Inspection

A site inspection was conducted on Monday February 19, 2007. Those in attendance were:

- Sylvia Pranger Chair, South Coast Panel
- Michael Bose Commissioner
- John Tomlinson Commissioner
- Terra Kaethler Staff
- Brian Underhill Staff
- Jennifer Carson Staff
- Anna Marilyn Boswyk Applicant

Ms. Boswyk confirmed that the staff report dated February 1, 2007 was received and no errors were identified.

With the applicant, the Commissioners and staff walked the western portion of the property that was to make up one of the proposed lots. Ms. Boswyk is interested in selling the proposed western lot which would include the horse facility (barn, arena, and paddock). The Commission is aware that since purchasing the property in 1998, Ms. Boswyk has put a lot of capital and effort into the horse facility on the property, and now she is interested in passing on the responsibilities to someone else. While her daughter is not interested in taking over the horse facility, Ms. Boswyk would like to allow her daughter to continue living on the eastern part of the property without being attached to the horse facility. This has been presented as the main reason for the application. The applicant's son in law was looking into a honeybee operation or other agricultural use of the proposed eastern section. Also, the applicant mentioned that across the road a wetlands park has been created to demonstrate that it is also difficult to drain the subject property.

## **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 agricultural capability of the soil of the subject property is identified as being Prime Dominant. The specific classes and subclasses of the property according to the CLI are as follows:

- 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.

### **Subclasses**

- A soil moisture deficiency
- T topography
- 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 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 decrease the possibilities for future agricultural use of the property, most notably having enough land for running a successful horse business. The Commission believes the proposal would also impact existing or potential agricultural use of surrounding lands and properties which are currently of comparable size.

**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 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 Bose

**SECONDED BY:** Commissioner Pranger

THAT the application be refused.

**CARRIED**

**Resolution # 55/2007**



**Staff Report**  
**Application # O – 37063**  
**Applicant: Anna Marilyn Boswyk**

**DATE RECEIVED:** November 14, 2006

**DATE PREPARED:** February 1, 2007

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

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

**PROPOSAL:** To subdivide the 3.7 ha subject property into one (1) 1.7 ha lot and a remainder lot of 2.0 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: 005-585-911

Parcel H, Section 24, Township 11, Reference Plan 57379, New Westminster District

**Purchase Date:**

June 1998

**Location of Property:**

25707 - 72nd Avenue

**Size of Property:**

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

**Present use of the Property:**

Horse training operation, residence of co-owner of the property, indoor riding arena, barn/ caretaker suite, outbuildings.

**Surrounding Land Uses:**

**WEST:** Undeveloped land  
**SOUTH:** Vacant, un cleared land  
**EAST:** Partially cleared land/with small house and mobile trailer  
**NORTH:** Horse training/boarding operation

**Agricultural Capability:**

Data Source: Agricultural Capability Map # 92G/02  
The majority of the property is identified as having Mixed Prime and Secondary ratings.

**Official Community Plan and Designation:**

Designated: Small Farms/Country Estates in the Rural Plan (1993)

**Zoning Bylaw and Designation:**

Zoning Bylaw Adopted (1993)  
Designation: rural Zone - RU-1  
Minimum Lot Size: 1.7 ha

**PREVIOUS APPLICATIONS:**

**Application #28871-0**

**Applicant:** Loreen Nicola on behalf of 34 land owners  
**Decision Date:** May 16, 1994  
**Proposal:** To subdivide 34 1.7 ha lots from the 34 subject parcels that range in size from 3.75 ha to 7.86 ha.  
**Decision:** Refused as submitted as it would reduce their agricultural potential, increase the rural residential population and heighten the expectations of surrounding property owners. However, subdivision of the southern most properties was permitted.

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**Application #10024-0**

**Applicant:** Kristoff, G. & H.  
**Decision Date:** May 22, 1979  
**Proposal:** Subdivision of 3.7 ha property into 2 equal lots.  
**Decision:** Refused: the Commission does not want to encourage subdivision of lands capable of supporting agriculture.

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**RELEVANT APPLICATIONS:**

**Application #31465-0**

**Applicant:** Szoke, Bela  
**Decision Date:** September 23, 1997  
**Proposal:** Homesite Severance Policy: subdivide the 3.3 ha parcel into two parcels, a retirement lot of 0.4 ha and a remainder parcel of 2.9 ha.  
**Decision:** Refused: however, allowed the subdivision of the 0.9 ha northern portion of the property along 252 A Crescent.

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**Application #31465-1**

**Applicant:** Szoke, Bela  
**Decision Date:** March 24, 1998  
**Proposal:** Reconsider homesite lot (0.4 ha) at original location with remainder of 2.9 ha.  
**Decision:** Allowed but minimize size of homesite lot.

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**LOCAL GOVERNMENT RECOMMENDATIONS/COMMENTS:**

**Council:**

The Council of the Township of Langley forwarded the application with a recommendation of support.

**Planning Staff:**

Endorse application to the Provincial Agriculture Land Commission.

**ATTACHMENTS:**

1. ALC Context Map
2. Aerial Photograph
3. Proposal details and sketch

**END OF REPORT**

  
\_\_\_\_\_  
Signature

2/5/07  
\_\_\_\_\_  
Date