



Agricultural Land Commission
133-4940 Canada Way
Burnaby, British Columbia V5G 4K6
Tel: 604-660-7000
Fax: 604-660-7033
www.alc.gov.bc.ca

February 27, 2007

Reply to the attention of Terra Kaethler
ALC File: # O-37113

ProConsul Realty Ltd
7929 - 120th Street
Delta, BC V4C 6P6

Dear Sir/Madam:

Re: Application to Exclude land from the Agricultural Land Reserve

The Provincial Agricultural Land Commission (the "Commission") has now concluded its review of your application to exclude the subject 3.9 ha property from the ALR.

Please find attached the Minutes of **Resolution # 13/2007** 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.

By way of a copy of this letter, the Commission is advising the Registrar of Land Titles of its order and confirming that the ALR notation is to be removed from Certificate of Title insert #BF19737.

It is a condition of this approval that the owner or occupier must 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.

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 (AL100134)
Joseph and Julia Comparelli, 2825 Venables Street, Vancouver, BC V5K 2R7
BC Land Title & Survey, New Westminster

Enclosure: Minutes/Sketch Plan

TK/lv/37113d1.

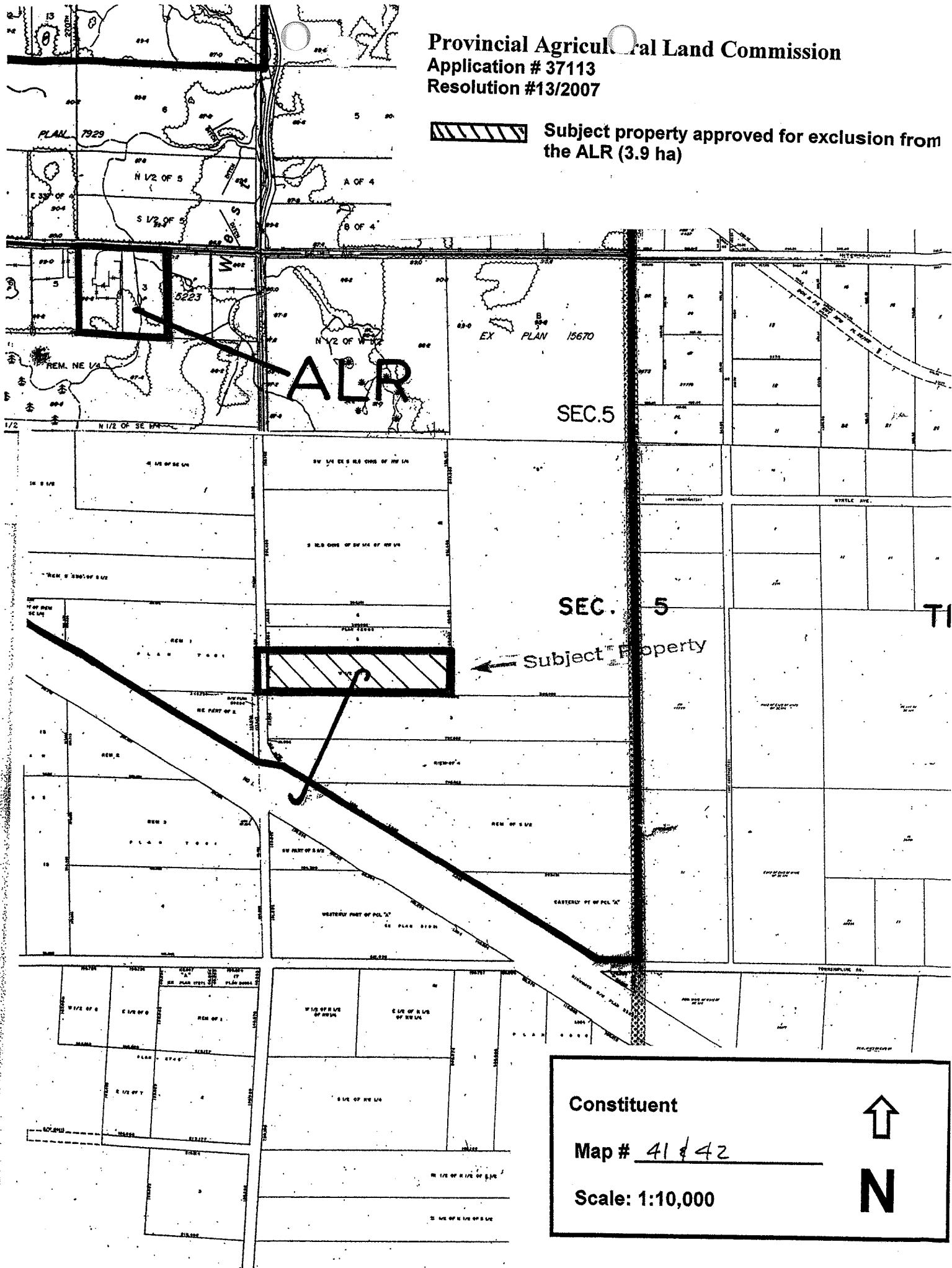
Provincial Agricultural Land Commission

Application # 37113

Resolution #13/2007



Subject property approved for exclusion from the ALR (3.9 ha)





Minutes of the Provincial Agricultural Land Commission dated February 15, 2007, Burnaby, BC.

An application under section 30(1) of the *Agricultural Land Commission Act* (the "Act") was considered by Brian Underhill, Acting Chief Executive Officer of the Commission, pursuant to the authority delegated to him under Section 27(1) of the Act. The authorization from and the decision criteria established by the Commission on which the consideration was based is provided by Resolution #11/2004.

For Consideration

The Chief Executive Officer, acting on behalf of the Commission is satisfied the proposal is consistent with Resolution 11/2004, dated January 26, 2004, wherein it states:

"THAT the staff report be received;

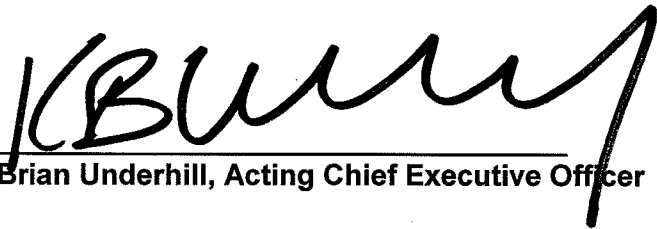
AND THAT the Commission establish the following as criteria under which exclusion applications may be approved by the chief executive officer:

1. These criteria apply only to the following parcels of land, all in the Township of Langley within *Township 14 New Westminster District*:
 - PID 005-692-415 *Parcel "ONE" (Ref. Plan 15620) of Parcel "A" (Ref. Plan 5080) SW¼ Sec. 8 except part dedicated as ROAD on Ref. Plan 85898,*
 - PID 007-465-301 *W½ Lot 2...Plan 8152 SE¼ Sec. 5,*
 - PID 011-142-464 *Lot 1...Plan 5223 NE¼ Sec. 6 except part dedicated as ROAD on Ref. Plan 82578,*
 - PID 011-142-472 *Lot 2...Plan 5223 NE¼ Sec. 6 except part dedicated as ROAD on Ref. Plan 82578,*
 - PID 011-142-499 *Lot 3...Plan 5223 NE¼ Sec. 6 except part dedicated as ROAD on Ref. Plan 83209,*
 - PID 011-142-502 *Lot 4...Plan 5223 NE¼ Sec. 6,*
 - PID 011-142-511 *Lot 5...Plan 5223 NE¼ Sec. 6 and*
 - PID 011-142-529 *Lot 6...Plan 5223 NE¼ Sec. 6;*
2. Within the parcels listed in 1 hereof, exclusion applications may be approved without condition or with such condition or conditions as the chief executive officer may consider necessary to the protection of agriculture on nearby lands within the agricultural land reserve;
3. Commission panel members shall be informed after each decision which has been made under these criteria."

DECISION

After reviewing the entire file material regarding the proposal, I, Brian Underhill, Acting Chief Executive Officer of the Commission, approved the application on behalf of the Commission. This decision is subject to compliance with all other legislation.

I CERTIFY THAT THIS IS A TRUE RECORD OF THE DECISION



Brian Underhill, Acting Chief Executive Officer

March 2, 2007
Date

CARRIED
Resolution # 13/2007



Staff Report
Application # O – 37113
Applicant: Joseph and Julia Comparelli

Agent: ProConsul Realty Ltd

DATE RECEIVED: December 08, 2006

DATE PREPARED: February 13, 2007

TO: Chair and Commissioners – South Coast Panel

FROM: Terra Kaethler, Land Use Planner

PROPOSAL: To exclude the 3.9 ha property from the ALR. This property is one of seven situated in the middle of the Gloucester Industrial Park.

This application is made pursuant to section 30(1) of the *Agricultural Land Commission Act*.

BACKGROUND INFORMATION:

On January 26, 2004, the Commission considered the following information:

Gloucester Estates was excluded by the Environment and Land Use Committee (ELUC) in 1979, but several parcels remained in the ALR. Since then, the Commission has considered seven applications to exclude remnant parcels, but there are still eight other ALR parcels embedded within the Gloucester perimeter. In reviewing Township of Langley planning documents, the Commission suggested that the Township initiate a block application to exclude these and other remnant parcels throughout Langley – the Township has not proceeded. On January 20, 2004 staff was advised that Gloucester was about to make application for one of the eight remaining parcels. Rather than putting more Gloucester applications before the Commission, staff recommended the Commission take advantage of the delegation of decision making for exclusion applications to the Chief Executive Officer.

On January 26, 2004, by Resolution #11/2004 the Commission decided as follows:

That the Commission establish the following as criteria under which exclusion applications may be approved by the chief executive officer:

1. These criteria apply only to the following parcels of land, all in the Township of Langley within Township 14, New Westminster District:
 - (a) PID: 005-692-415
Parcel "One" (Reference Plan 15620), Except: Part Road on Plan 85898, of Parcel "A" (Reference Plan 5080) South West Quarter Section 8, Township 14, New Westminster District

- (b) PID: 007-465-301
West Half Lot 2, Section 5, Township 14, New Westminster District, Plan 8152
 - (c) PID: 011-142-464
Lot 1, Except: Part Dedicated Road on Reference Plan 82578; Section 6, Township 14, New Westminster District, Plan 5223
 - (d) PID: 011-142-472
Lot 2, Except: Part Dedicated Road on Reference Plan 82578; Section 6, Township 14, New Westminster District, Plan 5223
 - (e) PID: 011-142-499
Lot 3, Except: Part Dedicated Road on Reference Plan 83209; Section 6, Township 14, New Westminster District, Plan 5223
 - (f) PID: 011-142-502
Lot 4, Section 6, Township 14, New Westminster District, Plan 5223
 - (g) PID: 011-142-511
Lot 5, Section 6, Township 14, New Westminster District, Plan 5223
 - (h) PID: 011-142-529
Lot 6, Section 6, Township 14, New Westminster District, Plan 5223
2. Within the parcels listed in 1 hereof, exclusion applications may be approved without condition or with such condition or conditions as the chief executive officer may consider necessary to the protection of agriculture on nearby lands within the agricultural land reserve;
 3. Commission panel members shall be informed after each decision which has been made under these criteria.

Local Government:

The Corporation of the Township of Langley

Legal Description of Property:

PID: 007-465-301
Lot 2, West 1/2, Section 5, Township 14, New Westminster District, Plan 8152

Purchase Date:

January 1992

Location of Property:

27112 - 56th Avenue, Langley and 5124 - 272 Street, Langley

Size of Property:

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

Present use of the Property:

Vacant Land - inactive dormant land

Surrounding Land Uses:

WEST: Industrial developed with building
SOUTH: Undeveloped land - future industrial
EAST: Industrial developed with building
NORTH: Industrial - under development

Agricultural Capability:

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

Official Community Plan and Designation:

Service and General Industrial

Zoning Bylaw and Designation:

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

LOCAL GOVERNMENT RECOMMENDATIONS/COMMENTS:

Application for exclusion endorsed by Council.

STAFF COMMENTS:

Based on previous decisions made by ELUC and the Commission in this area, staff recommends the application be allowed.

END OF REPORT



Signature

2/15/07

Date