



Agricultural Land Commission
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June 19, 2007

Reply to the attention of Jennifer Carson
ALC File: #O - 37329

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

Dear Mr. Bell:

Re: Application to Subdivide land in the Agricultural Land Reserve

Please find attached the Minutes of Resolution # 256/2007 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 'EKAR', is written over the printed name Erik Karlsen.

Erik Karlsen, Chair

cc: The Corporation of the Township of Langley (07-13-0023)

Enclosure: Minutes

JC/lv
37329d1

Mr. Lanser confirmed that the staff report dated May 9, 2007 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.

The improved agricultural capability ratings 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.

Subclasses

A	soil moisture deficiency	P	stoniness
D	undesirable soil structure	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 Commissioners discussed that they are generally not in favour of creating more small properties due to the resulting reduction of agricultural uses for the property. Secondly the Commissioners did not see an overall benefit to agriculture within this application. However, the Commission may reconsider the application if an agricultural plan of the area supported smaller lots. 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 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 # 256/2007



**Staff Report
Application # O – 37329
Applicant: Derek Lanser
Agent: Bell & Giuriato**

DATE RECEIVED: March 30, 2007

DATE PREPARED: May 9, 2007

TO: Chair and Commissioners – South Coast Panel

FROM: Jennifer Carson, Land Use Planner

PROPOSAL: To subdivide the 8 ha subject property into four (4) parcels, one (1) of approximately 2.0 ha, one (1) at 1.7 ha and two (2) at 1.9 ha in size. The balance will be allocated to road dedication along the southern boundary of the subject property to access the proposed parcels. 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: 008-653-798

Lot 3, Section 13, Township 7, New Westminster District, Plan 39667

Purchase Date:

September 1989

Location of Property:

1854 - 208th Street, Langley

Size of Property:

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

Present use of the Property:

Existing older home, mobile home, several old outbuildings, including a stable and barn.

Surrounding Land Uses:

WEST: Rural Residential, Campbell Valley Regional Park
SOUTH: Rural Residential, Poultry Farm
EAST: Rural Residential, 210th Street, Equestrian Operations, Hobby Farms
NORTH: Residential and Equestrian Trail

Agricultural Capability:

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

Official Community Plan and Designation:

OCP: Rural Plan (1993)
Designation: Small Farms/Country Estates

Zoning Bylaw and Designation:

Zoning: Rural Plan (1987)
Designation: Rural Zone RU-1
Minimum Lot Size: 1.7 Ha

RELEVANT APPLICATIONS:

Application #25152-0

Applicant: Bustin Farms Ltd.
Decision Date: October 22, 1992
Proposal: To exclude the subject properties, totaling 9.5ha from the ALR. Both of the subject properties are completely within the ALR.
Decision: Refused in order to maintain consistency between the provincial farmland preservation policy and the Township of Langley's Draft Rural Plan. However, the Commission would be willing to allow subdivision of the subject properties into the minimum parcel size as specified for this area within the Draft Rural Plan (1.7ha).

Application #36442-0

Applicant: Coventry, Joan
Decision Date: March 16, 2006
Proposal: To subdivide a 0.4 ha lot from the 3.6 ha parent parcel under the provisions of the Commission's Homesite Severance policy.
Decision: Allowed subject to homesite severance conditions, fencing and vegetative screening, and a one acre lot in SW corner of property.

LOCAL GOVERNMENT RECOMMENDATIONS/COMMENTS:

Council:
The application was endorsed by Council.

Local Government Staff:
That council endorse the application.

STAFF COMMENTS:

It is recommended that the Commission consider the following:

- A site visit will assist the Commission in determining whether or not this subdivision will have an adverse impact on agriculture.
- The subject property is currently producing forage crops.
- The applicant is proposing the subdivision in order to provide capital for upgrading barns and outbuildings used for the horse boarding operation.
- The site is not located within the Small Farm/Country Estate designated area previously endorsed for subdivision by the ALC.

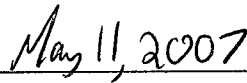
ATTACHMENTS:

1. Base Map
2. Agricultural Capability Map
3. Aerial Photograph containing proposed subdivision
4. Excerpt from Local Government Staff Report (3 pages)
5. Letter from Agent (3 pages)
6. Letter from Applicant

END OF REPORT



Signature



Date