



Agricultural Land Commission
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June 19, 2007

Reply to the attention of Jennifer Carson
ALC File: #O - 37351

David Radatzke
442 - 256th Street
Aldergrove, BC V4W 2H8

Dear Mr. Radatzke:

Re: Application to Subdivide land in the Agricultural Land Reserve

Please find attached the Minutes of Resolution # 259/2007 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 'E. Karlsen', is written over the printed name.

Erik Karlsen, Chair

cc: The Corporation of the Township of Langley (#AL100142)

Enclosure: Minutes

JC/lv
37351d1



MINUTES OF THE PROVINCIAL AGRICULTURAL LAND COMMISSION

A meeting was held by the Provincial Agricultural Land Commission on May 23, 2007 in Langley, B.C.

PRESENT:	Sylvia Pranger	Chair, South Coast Panel
	Michael Bose	Commissioner
	Erik Karlsen	Commissioner
	Tony Pellett	Staff
	Jennifer Carson	Staff

For Consideration

Application: # O - 37351
 Applicant: Elizabeth Priester
 Agent: David Radatzke
 Proposal: Subdivision for a relative. To subdivide one 0.4 ha lot from the 2.5 ha parcel pursuant to the Commission's *Homesite Severance Policy*.
 Legal: PID: 007-413-912
 Lot 5, Section 1, Township 10, New Westminster District, Plan 36823
 Location: 430/442 - 256th Street, Langley

Site Inspection

A site inspection was conducted on May 23, 2007. Those in attendance were:

- Sylvia Pranger Chair, South Coast Panel
- Michael Bose Commissioner
- Erik Karlsen Commissioner
- Tony Pellett Staff
- Jennifer Carson Staff
- Mr. Radatzke Agent

The Commissioners and Staff met with the agent Mr. Radatzke who is also the son-in-law of the applicant. Mr. Radatzke confirmed that the staff report dated May 9, 2007 was received and no errors were identified. Mrs. Priester is currently living in the house closest to 256th Street, whereas her daughter and Mr. Radatzke are living in the other house. Mr. Radatzke mentioned that in 1949 his wife's family originally bought 10 ha of land, however, sometime before 1972 a portion of this land was subdivided off to create the current subject property. The Commission walked a portion of the property with the Mr. Radatzke. The Commission noted that the adjacent parcels are used as hobby farms. Mr. Radatzke mentioned that a portion of the property floods during the winter.

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
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 noted that the *Homesite Severance Policy* is meant to allow the owner to continue living on property. It is the Commission's impression that this is not the case in this application and is instead proposed for future estate settlements. However, the Commission indicated that it would approve a lifetime lease of the homesite area for Mrs. Priestler. The Commission believes the proposal would adversely impact potential agricultural use of the subject property due to its size, and gives rise to expectations of subdivision 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 # 259/2007



Staff Report
Application # O – 37351
Applicant: Elizabeth Priester
Agent: David Radatzke

DATE RECEIVED: April 16, 2007

DATE PREPARED: May 9, 2007

TO: Chair and Commissioners – South Coast Panel

FROM: Jennifer Carson, Land Use Planner

PROPOSAL: Subdivision for a relative. Homesite severance subdivision of a 2.5 ha parcel into a .4 ha lot and a 2.1 ha lot. 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: 007-413-912
Lot 5, Section 1, Township 10, New Westminster District, Plan 36823

Purchase Date:

December 1949

Location of Property:

430/442 - 256th Street, Langley

Size of Property:

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

Present use of the Property:

Residential

Surrounding Land Uses:

WEST: 256th Street
SOUTH: hobby farm
EAST: hobby farm
NORTH: hobby farm

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:

Designation - agriculture/countryside

Zoning Bylaw and Designation:

Designation: RU2 - rural
Minimum Lot Size - 8 ha

LOCAL GOVERNMENT RECOMMENDATIONS/COMMENTS:

Council:

The application is endorsed and may be forwarded to the ALC.

Local Government Staff:

That Council endorse the application to the ALC.

STAFF COMMENTS:

It is recommended that the Commission consider the following:

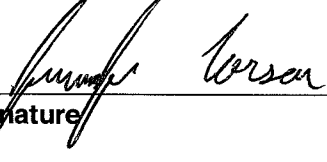
- A site visit will help to determine whether or not the proposed subdivision will have an adverse impact on agriculture.
- It appears that the applicant qualifies for consideration under the Homesite Severance Policy. However, the Commission has yet to receive proof that Ms. Priester has occupied the property since 1972.

ATTACHMENTS:

1. Base Map
2. Agricultural Capability Map
3. Aerial Photograph
4. Sketch of Proposal

END OF REPORT

Signature



Date

