



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

June 19, 2007

Reply to the attention of Jennifer Carson
ALC File: #O - 37353

Richard Fast
17 - 6105 River Road
Delta, B.C. V4K 5G5

Dear Mr. Fast:

Re: Application to Subdivide land in the Agricultural Land Reserve

Please find attached the Minutes of Resolution # 255/2007 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 'EKARLSEN', written over a white background.

Erik Karlsen, Chair

cc: The Corporation of the Township of Langley (AL100095)

Enclosure: Minutes

JC/lv
37353d1



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 - 37353
Applicant: Richard Fast
Proposal: Subdivide a 3.8 ha parcel into 2 lots of 1.9 ha each
Legal: PID: 012-489-352
Lot 2, Section 26, Township 10, New Westminster District, Plan 2075
Location: 3848 - 252nd 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
- Richard and Mindy Fast Applicants
- Harry and Penny Fast Brother and sister in law of Richard Fast

The Commissioners and Staff met with the applicants Richard and Mindy Fast, as well as Mr. Fast's brother Harry Fast and sister-in-law Penny Fast to discuss the subdivision application. The applicants took the Commission through Harry Fast's property to the subject property which currently has no access to it and as such is landlocked. It was explained to the Commission that the property is situated over a gravel bed, and as a result there is a water limitation when it comes to agricultural opportunities. The property has been in the Fast family for many years, in which time they have tried growing raspberries, raising cattle and numerous other agricultural ventures without much success. Harry Fast has a tree nursery on his property where he successfully grows various types of Japanese Maples. The applicants are proposing this subdivision in order to finance building a road to the subject property.

Mr. Fast confirmed that the staff report dated May 8, 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 rating of the soil of the subject property is:

Class 2 – Land in this class has minor limitations that require good ongoing management practices or slightly restrict the range of crops, or both.

Subclasses

A soil moisture deficiency T topography

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 saw no benefit to agriculture in this proposal and was also concerned that approval of this proposal would raise expectations for other property owners in the area to do the same. The Commission also would like to point out that building a road to the subject property would require approval of the Commission. The Commission believes the proposal would have an adverse impact on potential agricultural use of the property as well as that 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 Bose

SECONDED BY: Commissioner Pranger

THAT the application be refused.

CARRIED

Resolution # 255/2007



Staff Report
Application # O – 37353
Applicant: Richard Fast

DATE RECEIVED: April 16, 2007

DATE PREPARED: May 8, 2007

TO: Chair and Commissioners – South Coast Panel

FROM: Jennifer Carson, Land Use Planner

PROPOSAL: Subdivide a 3.8ha parcel into 2 lots of 1.9ha each. This application is made pursuant to section 21(2) of the *Agricultural Land Commission Act*.

BACKGROUND INFORMATION:

The applicant is proposing to create a farm gate business growing and selling different varieties of Azalea trees. This business will complement the fir trees growing to the north by the applicant's brother and also the red leaf trees grown to the east by the applicant's other brother. The proposal will take approximately 1.0 ha with the balance remaining in grazing. In order to finance building the road in to the property, allow for electrical and phone lines, build a house and work shed, develop area for processing and showing trees, purchase pots, cuttings, proper growth soils and mulches and necessary memberships in azalea growing organizations the applicant would like to sell the remaining 2 ha."

Local Government:

The Corporation of the Township of Langley

Legal Description of Property:

PID: 012-489-352

Lot 2, Section 26, Township 10, New Westminster District, Plan 2075

Purchase Date:

February 1981

Location of Property:

3848 - 252nd Street, Langley

Size of Property:

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

Present use of the Property:

grazing & some hay - no buildings

Surrounding Land Uses:

WEST: horse barns and golf course
SOUTH: grazing
EAST: tree farm
NORTH: grazing & fir trees

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 designation - small farms/country estates

Zoning Bylaw and Designation:

Zoning: None
Designation: RU1 - rural
Minimum Lot Size 1.7 ha

RELEVANT APPLICATIONS:

Application #29693-0

Applicant: Oram, Phipp & Beryl
Decision Date: May 11, 1995
Proposal: The applicants are seeking permission to subdivide the 3.84 ha (9.5 ac) property into two parcels, each 1.92 ha (4.7 ac) in size. All of the property is entirely within the ALR.
Decision: Refused due to adverse impact on agriculture.

Application #07079-0

Applicant: Craig, Betty & Howard
Decision Date: September 01, 1978
Proposal: Second permanent dwelling
Decision: Refused but would allow temporary mobile home for the parents only.

LOCAL GOVERNMENT RECOMMENDATIONS/COMMENTS:

Council:

Endorsed the subdivision application subject to compliance with the requirements of the ALC and a restrictive covenant being placed on the new lots at the time of subdivision allowing only one residential unit to be constructed on each lot.

Local Government Staff:

Recommended endorsement of the subdivision application subject to compliance with the requirements of the ALC and a restrictive covenant being placed on the new lots allowing only one residential unit to be constructed on each lot.

STAFF COMMENTS:

It is recommended that the Commission consider the following:

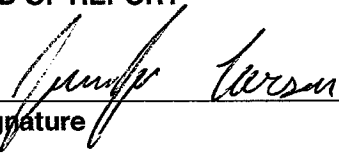
- The Commission is required to make decisions based on impact on agriculture.
- Clarification on the actual sizes of the proposed subdivisions should be discussed with the applicant.
- The Commission has received written verification from Langley that the road construction on the property would be consistent with their Council's policies.

ATTACHMENTS:

1. Base Map
2. Agricultural Capability Map
3. Aerial Photograph
4. Sketch of proposal
5. Local Government Staff Report (5 pages)

END OF REPORT

Signature



Date

