



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

November 8, 2007

Reply to the attention of Jennifer Carson
ALC File: O-37412

Jacob and Elsie Dyck
24024 - 61st Avenue
Langley, BC
V3A 6H4

Dear Mr. and Mrs. Dyck:

Re: Application to Subdivide land in the Agricultural Land Reserve

Please find attached the Minutes of Resolution # 549/2007 outlining the Commission's decision as it relates to the above noted application.

Please send two (2) paper prints of the final survey plans to this office. When the Commission confirms that all conditions have been met, it will authorize the Registrar of Land Titles to accept registration of the plan.

Yours truly,

PROVINCIAL AGRICULTURAL LAND COMMISSION

Per:

Erik Karlsen, Chair

A handwritten signature in black ink, appearing to read 'Erik Karlsen', is written over the printed name.

cc: The Corporation of the Township of Langley (AL100089)

Enclosure: Minutes/Sketch Plan



MINUTES OF THE PROVINCIAL AGRICULTURAL LAND COMMISSION

A meeting was held by the Provincial Agricultural Land Commission on November 06, 2007 at the offices of the Commission located at #133 – 4940 Canada Way, Burnaby, B.C.

PRESENT:	Sylvia Pranger	Chair, South Coast Panel
	Michael Bose	Commissioner
	John Tomlinson	Commissioner
	Colin Fry	Staff
	Ron Wallace	Staff
	Jennifer Carson	Staff

For Consideration

Application: # O- 37412
Applicant: Jacob and Elsie Dyck
Proposal: Reconsideration: boundary adjustment between a 0.4 ha and a 1.2 ha property to create two (2) 0.8 ha properties.
Legal: 1. PID: 010-683-127
Lot C, Section 10, Township 11, Explanatory Plan 22790, New Westminister District, Plan 2691, Except Parcel "E"
2. PID: 023-392-509
Lot 2, Northwest, Section 10, Township 11, New Westminister District, Plan LMP27868
Location: 24024 - 61st Avenue, Langley

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 ratings of the agricultural capability of the soil of the subject property are:
Class 1 – Land in this class either has no or only very slight limitations that restrict its use for the production of common agricultural crops.
Class 3 – Land in this class has limitations that require moderately intensive management practices or moderately restrict the range of crops, or both.

Class 4 – Land in this class has limitations that require special management practices or severely restrict the range of crops, or both.

Subclasses

A soil moisture deficiency
P stoniness
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 believes the proposal would not 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 not adversely impact agriculture.

IT WAS

MOVED BY: Commissioner Pranger

SECONDED BY: Commissioner Bose

THAT the application be allowed as proposed.

AND THAT the approval is subject to the following conditions:

- the subdivision be in substantial compliance with the plan submitted with the application
- the subdivision must be completed within three (3) years from the date of this decision.

This decision does not relieve the owner or occupier of the responsibility to 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.

CARRIED

Resolution # 549/2007

Jacob and Elsie Dyck
24024 61 Avenue
Langley, BC, V2Y 1M5
(604)533-1885

RECEIVED
PROV. AGRICULTURAL
LAND COMMISSION
SEP 12 2007

JC

Attn: Jennifer Carlson

Re: Application to move property line

We currently live on a three acre parcel at the above noted address and have recently decided to sell our home and property and relocate to a condo. Our daughter lives on a one acre lot right next door to us. Since we are planning on moving we would like to move the property line that runs North/South between us, reducing our property to two acres and increasing our daughter's property to two acres from one acre. This increase is for her personal use only and will not result in creating any more lots or increasing density. Could you please contact me at the above noted phone number and let me know what steps need to be taken to make this plan legal and have it registered properly.

Sincerely,

Jacob Dyck
Jacob Dyck

