



Agricultural Land Commission
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October 26, 2007

Reply to the attention of Jennifer Carson
ALC File: O-36954

Glenn Bell
Bell & Giuriato
101 - 21616 - 52nd Avenue
Langley, BC V2Y1L7

Dear Mr. Bell:

Re: Application to Subdivide land in the Agricultural Land Reserve

Please find attached the Minutes of Resolution # 500/2007 outlining the Commission's decision as it relates to the above noted application.

Yours truly,

PROVINCIAL AGRICULTURAL LAND COMMISSION

Per:


Erik Karlsen, Chair

cc: The Corporation of the Township of Langley (AL100121)

Enclosure: Minutes

JC/36954d1



MINUTES OF THE PROVINCIAL AGRICULTURAL LAND COMMISSION

A meeting was held by the Provincial Agricultural Land Commission on September 24, 2007 in Surrey, B.C.

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

For Consideration

Application: # O- 36954
Applicant: Glenn and Verna Bell
Agent: Bell & Giuriato
Proposal: To subdivide a 2.3 ha parcel into five (5) parcels ranging in size from 0.4 ha to 0.5 ha.
Legal: PID: 012-269-433
Lot 17, District Lot 319, New Westminster District Group 2, Plan 1658
Location: 22950 - 80th Ave

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 agricultural capability of the soil of the subject property can be improved to:

Class 3 – Land in this class has limitations that require moderately intensive management practices or moderately restrict the range of crops, or both.

Subclasses

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 believes that there are no external factors which render the land unsuitable for agricultural use, but that the presence of an existing stream channel across the subject parcel renders it more difficult to manage as a single unit.

Assessment of Impact on Agriculture

The Commission also assessed the impact of the proposal against the long term goal of preserving agricultural land. Although the subject property protrudes into the Royal Knolls subdivision area for its entire width, its narrow frontage precludes multi-lot subdivision unless a new road is constructed into the property, potentially creating expectations for subdivision of the two virtually identical properties to the east. On the other hand, if an access driveway could be created from 229 Street to the southern end of the property, and maintenance or enhancement of vegetative cover along the eastern property line could be assured, the Commission discussed whether it may consider the subdivision of the subject property along the existing stream channel.

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 as submitted will adversely impact agriculture but could be modified so as to mitigate or reduce potential negative impacts.

IT WAS

MOVED BY: Commissioner Pranger

SECONDED BY: Commissioner Bose

THAT the application be refused as proposed.

However, the Commission is prepared to allow subdivision of the property into two (2) parcels as separated by the "existing channel" shown on the applicant's drawing, but only if the Township of Langley is prepared to allow driveway access from 229 Street to the southern parcel by means of the 10 m road dedicated by Plan 853; if the approving officer of the Township of Langley supports subdivision in that manner,

- final Commission authorization will be subject to registration against both titles of a covenant in favour of the Commission requiring that vegetative cover be maintained or enhanced along the eastern boundary of the subject land, and
- the required Commission approval to construct the said driveway and only the said driveway within the ALR portion of the said 10 m road allowance will be deemed to form part of this resolution.

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 # 500/2007