



Agricultural Land Commission
133-4940 Canada Way
Burnaby, British Columbia V5G 4K6
Tel: 604 660-7000
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www.alc.gov.bc.ca

September 4, 2008

Reply to the attention of Ron Wallace
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 # 528/2008 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.

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:

A handwritten signature in black ink, appearing to read 'Erik Karlsen', is written over a white background.

Erik Karlsen, Chair

cc: Township of Langley (AL100121)

Enclosure: Minutes



MINUTES OF THE PROVINCIAL AGRICULTURAL LAND COMMISSION

A meeting was held by the Provincial Agricultural Land Commission on June 17, 2008 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
	Ron Wallace	Staff
	Tony Pellett	Staff

For Consideration

Application: # O- 36954
Applicant: Glenn and Verna Bell
Agent: Bell & Giuriato
Proposal: The amended proposal is to subdivide the property into 4 lots with a cedar fencing and vegetative ALR buffer zone at the eastern edge adjacent to the ALR.
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

The Commission reviewed the amended proposal showing subdivision into 4 lots with access via an existing paved driveway for the northern 2 lots and off a dedicated road for the southern 2 lots. The proposal also showed cedar fencing and a vegetative buffer along the eastern boundary adjacent to ALR land. The Commission believed the amended proposal would be acceptable and that the ALR lands to the east are adequately buffered.

Conclusions

1. That the amended proposal showing subdivision into 4 lots would be acceptable and that the ALR lands to the east are adequately buffered.
2. That the amended proposal will not impact agriculture.

IT WAS

MOVED BY: Commissioner Bose

SECONDED BY: Commissioner Tomlinson

THAT the application be allowed subject to the following conditions:

- that the final subdivision be in substantial compliance with the amended plan submitted with the application
- the construction of a fence and the planting of vegetation for buffering along the eastern boundary of the property as shown with the amended proposal.
- 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 # 528/2008