



Agricultural Land Commission
133-4940 Canada Way
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March 28, 2008

Reply to the attention of Ron Wallace
ALC File: O-37862

Evalds & Skaidrite Bandeniekas
2825 - 256th Street
Aldergrove, BC V4W1Y3

Dear Sir/Madam:

Re: Application to Subdivide land in the Agricultural Land Reserve

Please find attached the Minutes of Resolution # 90/2008 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 'Erik Karlsen', is written over a horizontal line.

Erik Karlsen, Chair

cc: The Corporation of the Township of Langley (AL100156)
Lidumi Farms Inc - c/o 2825 - 256th Street, Aldergrove, BC, V4W1Y3
Art and Roberta Bandeniekas - 2876 - 252nd Street, Aldergrove, BC, V4W2R2

Enclosure: Minutes



MINUTES OF THE PROVINCIAL AGRICULTURAL LAND COMMISSION

A meeting was held by the Provincial Agricultural Land Commission on February 21, 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- 37862
Applicant: Evalds & Skaidrite Bandeniekis
Proposal: To reconfigure the lot line of two existing properties, 15 ha and 8 ha, to create one property of 17.4 ha and one property of 5.2 ha. It is proposed that the realignment takes advantage of existing topography, as well as, past land improvements (e.g. drainage and cultivation patterns) to create a larger parcel of the best agricultural land for the existing stakeholders.

Legal: PID: 019-016-557
Lot 2, Section 23, Township 10, New Westminster District, Plan LMP18556
PID: 019-016-549
Lot 1, Section 23, Township 10, New Westminster District, Plan LMP18556

Location: 2825 - 256 Street and 2876 - 252 Street, Langley

Site Inspection

A site inspection was conducted on 21 February 2008. Those in attendance were:

- Sylvia Pranger Chair, South Coast Panel
- Michael Bose Commissioner
- John Tomlinson Commissioner
- Ron Wallace Staff
- Tony Pellett Staff
- Art Bandeniekis Applicant

The Commissioners and staff met Art Bandeniekis at the site of the proposed boundary line adjustment to discuss the application. Mr. Bandeniekis explained that they are applying for a lot line adjustment in order to take advantage of existing topography, as well as, past land improvements, like drainage and cultivation patterns, to create a larger parcel of very good agricultural land. The Commissioners observed and noted that if the boundary line adjustment is approved then a new dwelling will be permitted on the proposed 5.2 ha property.

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 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.

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 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 proposed lot line configuration would enable the applicants to build a new dwelling on the proposed 5.2 ha lot. The Commission felt the creation of the proposed 5.2 ha lot and the addition a new dwelling on this lot would not enhance the existing agricultural potential of the subject properties. The Commission also noted that the applicants expressly applied in a previous application to have the

existing lot line configuration between the two main farm properties. The Commission did not see a benefit to agriculture with the current application.

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 Tomlinson
SECONDED BY: Commissioner Bose

THAT the application be refused as proposed.

CARRIED

Resolution # 90/2008