



**Agricultural Land Commission**  
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July 31, 2008

Reply to the attention of Ron Wallace  
ALC File: O-38042

Arnold and Joan Turner  
22483 - 96th Avenue  
Langley, BC V1M3T6

Dear Sir/Madam:

**Re: Application to Subdivide land in the Agricultural Land Reserve**

Please find attached the Minutes of Resolution # 406/2008 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', written over a horizontal line.

Erik Karlsen, Chair

cc: Township of Langley (AL100158)

Enclosure: Minutes



## MINUTES OF THE PROVINCIAL AGRICULTURAL LAND COMMISSION

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**A meeting was held by the Provincial Agricultural Land Commission on June 19, 2008 in Langley, B.C.**

<b>PRESENT:</b>	Sylvia Pranger	Chair, South Coast Panel
	Michael Bose	Commissioner
	John Tomlinson	Commissioner
	Ron Wallace	Staff
	Tony Pellett	Staff

### **For Consideration**

Application: # O- 38042  
Applicant: Arnold and Joan Turner  
Proposal: To subdivide the 9.9 ha subject property into five parcels. Four (4) at approximately 1.706 ha in size and one (1) parcel at 3.031 ha.  
Legal: PID: 012-978-507  
Parcel B, District Lot 241, Group 2 Explanatory Plan 4082, New Westminster District, EXCEPT Firstly: Part .0157 hectares (Bylaw Plan 56499), Secondly: Part .0183 hectares (Bylaw Plan 56499)  
Location: 22483 96 Avenue, Langley

### **Site Inspection**

A site inspection was conducted on June 19, 2008. Those in attendance were:

- Sylvia Pranger Chair, South Coast Panel
- Michael Bose Commissioner
- John Tomlinson Commissioner
- Ron Wallace Staff
- Tony Pellett Staff
- Arnold Turner Applicant
- Joan Turner Applicant

The Commissioners and staff viewed the subject property with the applicants. It was noted that the property has some topographical, undesirable soil structure and wetness limitations.

### **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.
- Class 4 – Land in this class has limitations that require special management practices or severely restrict the range of crops, or both.
- Class 5 – Land in this class has limitations that restrict its capability to producing perennial forage crops or other specially adapted crops.

#### Subclasses

- D      undesirable soil structure
- T      topography
- W      excess water

Organic Soils - Organic soils are grouped into seven classes, designated as O1 to O7. The organic soil class definitions are equivalent in terms of their relative capabilities and limitations for agricultural use to those defined for mineral soil.

#### Subclasses

- L      degree of decomposition - permeability
- 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. While the Commission recognizes the property has some limitations to agriculture as noted during the site inspection, it does not believe the proposed subdivision will improve the property's overall suitability for agricultural development. In fact, given the property's agricultural capability limitations, it was felt that subdivision would further serve to compromise agricultural potential.

### **Conclusions**

1. That while the land under application has some agricultural capability limitations it is appropriately designated as ALR.
2. That the land under application is suitable for agricultural use.
3. That the proposal will negatively impact agriculture and reduce its agricultural potential.
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.

**CARRIED**

**Resolution # 406/2008**