



**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

October 20, 2008

Reply to the attention of Ron Wallace  
ALC File: O-38194

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

Attention: Glenn Bell, B.C.L.S.

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

Please find attached the Minutes of Resolution # 634/2008 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 horizontal line.

Erik Karlsen, Chair

Enclosure: Minutes/Map

cc: Township of Langley  
Todd Skinner 8065 - 232 Street Langley, BC V1M3R8

RW/  
i/O-38194d1



A meeting was held by the Provincial Agricultural Land Commission on September 30, 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- 38194  
 Applicant: Todd Skinner  
 Agent: Bell & Giuriato  
 Proposal: The proposal is for a road right away on 232nd Street and Rawlison Crescent. There is currently an easement for a driveway over Lot 9 to provide access to Lot "A" (which lies outside of the ALR).

This application is to convert the existing easement to a Statutory Right of Way in favour of the Township of Langley. The right of way required is 18 meters wide over the full lot width of 70.5 meters. The area of this proposed right of way equals 1,270 square metres.

Legal: PID: 012-269-018  
 Lot 9, New Westminster District Group 1, EXCEPT Part on SRW Plan 26769, District Lot 319, Plan 1658  
 Location: 8065 - 232nd Street, Langley

**Meeting**

A meeting was conducted on September 30, 2008. Those in attendance were:

- Sylvia Pranger                      Chair, South Coast Panel
- Michael Bose                        Commissioner
- John Tomlinson                     Commissioner
- Ron Wallace                         Staff
- Tony Pellett                         Staff
- Glenn Bell                          Agent

The Commissioners and staff met with Mr. Bell at 72 Avenue at 232 Street to discuss the application.

**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 proposal to convert an existing driveway easement over the subject property to a statutory right-of-way (SRW) in favour of the Township of Langley. It was noted that this application is to rectify the dangerous access point off 232 Street into Rawlison crescent with the creation of this SRW. The Commission had no objections to the proposed SRW as there is no significant impact to agriculture.

### **IT WAS**

**MOVED BY:** Commissioner Bose  
**SECONDED BY:** Commissioner Tomlinson

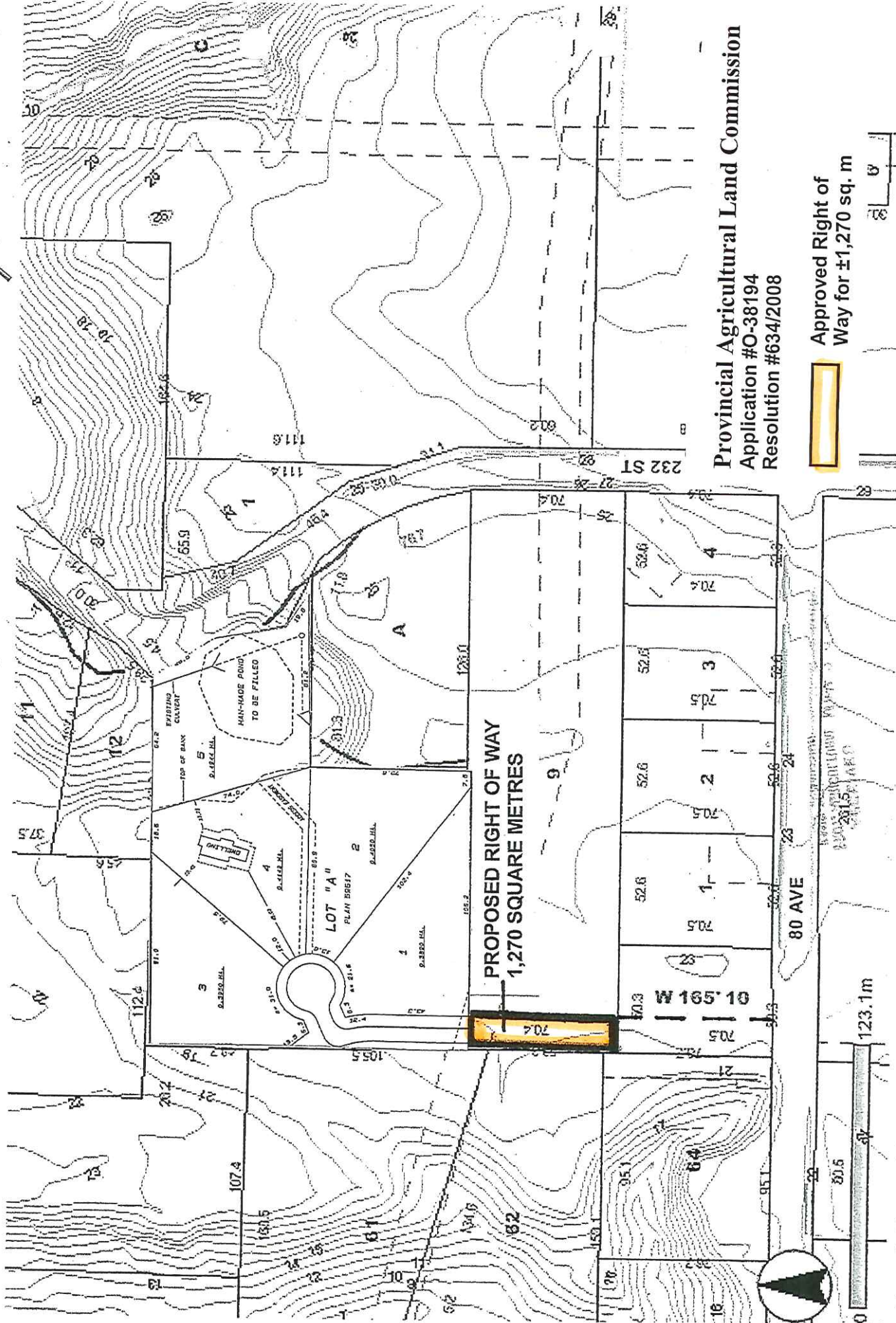
THAT the application be allowed subject to the following conditions:

- The statutory right of way be in substantial compliance with the plan submitted with the application.
- The statutory right of way 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 # 634/2008**



Provincial Agricultural Land Commission  
 Application #O-38194  
 Resolution #634/2008

Approved Right of  
 Way for ±1,270 sq. m

The data provided is a compilation of geographic information drawn together from a variety of sources, historic and current, and does not necessarily include everything and anything for a particular purpose; and the person utilizing this information does so entirely at their risk as the Township of Langley assumes no obligation or liability for the use of this information by any person and makes no representations or promises regarding the completeness or accuracy of the information or its fitness for a particular purpose.  
 (Map Printed: 5/1/2008 1:49 PM)