



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-38266

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 # 631/2008 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 light blue horizontal line.

Erik Karlsen, Chair

Enclosure: Minutes/Map/homesite policy/vegetation buffer guidelines

cc: Township of Langley (AL100165)
Sven Clarens Bjorknas RR3 - 2775 - 240th Street Langley, BC V3A7B9

RW/
i/O-38266d1

Discussion

The applicant has continuously resided on the subject property and held title since 1969 and therefore qualifies for subdivision of a homesite lot under the *Homesite Severance Policy (HSP)*. The Commission is prepared to allow the proposed 0.64 ha parcel and a 7.35 ha remainder parcel under the HSP subject to the installation of a vegetative buffer around the new homesite lot for the purpose of limiting its impact on the remaining farm unit.

IT WAS

MOVED BY: Commissioner Tomlinson

SECONDED BY: Commissioner Bose

THAT the application be approved subject to the following conditions:

- the subdivision be in substantial compliance with the plan submitted with the application
- The planting of vegetation for buffering around the new homesite lot for the purpose of limiting its impact on the remaining farm unit. The buffering plans should be submitted to the Commission for approval.
- compliance with the Homesite Severance Policy
- 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

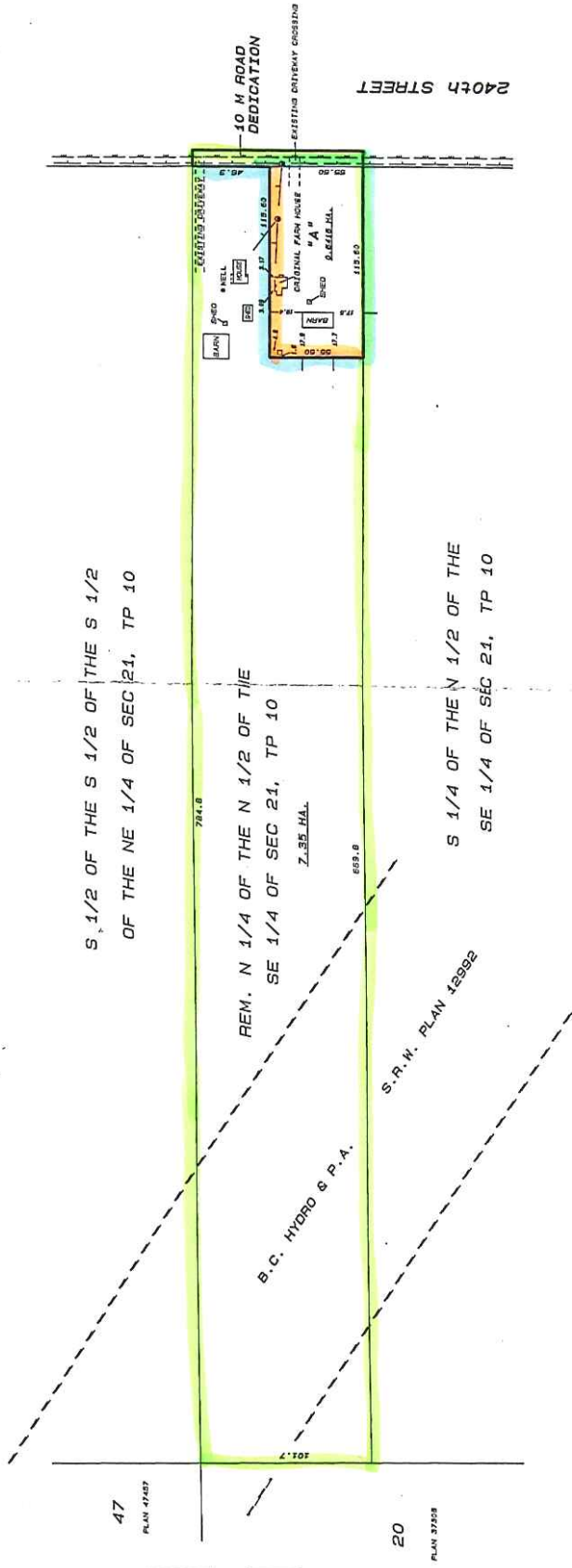
Resolution # 631/2008

PLAN SHOWING PROPOSED SUBDIVISION OF A PORTION OF THE NORTH 1/4 OF THE NORTH 1/2 OF THE SOUTH EAST 1/4 OF SEC. 21, TP. 10, N.W.D.




TO ACCOMPANY A HOMESITE SEVERANCE APPLICATION TO THE AGRICULTURAL LAND COMMISSION.

SCALE - 1:1250

DIVID ADDRESS: 2778 - 240th Street, LUNDYAV, B.C.



Provincial Agricultural Land Commission
 Application #O-38266
 Resolution #631/2008

-  Subject property
-  0.64 ha area approved for subdivision in the ALR
-  Location of buffer vegetation

WILL A. GURBATO
 REGISTERED LAND SURVEYOR
 4101 - 4105 - 200 Avenue
 Vancouver, B.C. V6P 4R1
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