



**Agricultural Land Commission**  
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November 3, 2008

Reply to the attention of Ron Wallace  
ALC File: O-38290

Scott and Loretta Fraser  
7366 - 256th Street  
Langley, BC V4W1V2

Dear Sir/Madam:

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

Please find attached the Minutes of Resolution # 681/2008 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

Enclosure: Minutes

cc: Township of Langley (AL100164)

RW/  
i/O-38290d1



**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- 38290  
Applicant: Scott and Loretta Fraser  
Proposal: To subdivide the subject property which fronts both 256th Street and 258th Street into two lots, one 1.7 ha and one 2.0 ha. The applicants would sell the 1.7 ha lot to a family member that is involved with their Christmas tree farm.  
Legal: PID: 005-577-551  
Parcel E, Section 24, Township 11, Reference Plan 57379, New Westminster District  
Location: 7366 - 256 Street, Langley

**Site Inspection**

A site inspection 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
- Scott Fraser                         Applicant
- Loretta Fraser                       Applicant

The Commissioners and staff met with the applicants at the site to view the property and discuss the proposed subdivision. The Commissioners discussed the local Council's support for the proposed subdivision as it complies with the minimum lot size requirements of the Small Farm Country Estate designation of the Rural Plan and the Township Zoning Bylaw. However, the Commissioners indicated the property does not lie within the Small Farms Country Estate designation endorsed by the Commission in its review of Langley's Rural Plan as outlined in File #24610.

**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 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 Commission acknowledged the Township of Langley Council's motion to support the proposed subdivision as the proposal complies with the Township's Rural Plan and Zoning Bylaw minimum parcel size requirements. However, the subject property does not lie within the Small Farms/Country Estate designation endorsed by the Commission.

The Commission noted the property has good agricultural capability and that the current size makes for a suitable agricultural property. It believed the proposed subdivision would significantly reduce the overall agricultural potential of the property and unduly limit its suitability for small scale agriculture. Another concern was that if this subdivision were permitted it would heighten the expectations of other property owners in the area to be able to do the same.



### 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 Bose  
**SECONDED BY:** Commissioner Pranger

THAT the application be refused.

AND THAT the applicant be advised of the provisions of Section 33 of the *Agricultural Land Commission Act* which provides an applicant with the opportunity to submit a request for reconsideration.

- S.33 (1) *On the written request of a person affected or on the commission's own initiative, the commission may reconsider a decision of the commission under this Act and may confirm, reverse or vary it if the commission determines that*
- (a) evidence not available at the time of the original decision has become available,*
  - (b) all or part of the original decision was based on evidence that was in error or was false.*
- (2) *The commission must give notice of its intention to reconsider a decision under subsection (1) to any person that the commission considers is affected by the reconsideration.*

AND THAT the applicant be advised that a revised proposal does not constitute new information and will not be considered as a basis for reconsideration and the time limit for submitting a request for reconsideration is one (1) year from the date of the decision letter.

### CARRIED

**Resolution # 681/2008**