



Agricultural Land Commission
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December 19, 2008

Reply to the attention of Ron Wallace
ALC File: O-38033

Bernard and Patricia Schollen
12616 - 248 Street
Maple Ridge, BC V4R1K5

Dear Sir/Madam:

Re: Application to Subdivide land in the Agricultural Land Reserve

Please find attached the Minutes of Resolution # 820/2008 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: The District of Maple Ridge (AL/108/07)

RW/
i/O-38033d2



A meeting was held by the Provincial Agricultural Land Commission on October 01, 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 Reconsideration

Application: # O- 38033
Applicant: Bernard and Patricia Schollen
Proposal: To subdivide the 5.8 ha parcel pursuant to the *Homesite Severance Policy*. The proposal is to subdivide a 0.8 ha parcel off the subject property in order to build a new home. In a letter dated August 18, 2008 the applicants have requested reconsideration of the proposed subdivision.
Legal: PID: 004-744-756
Parcel B, North 1/2 of the North West 1/4, Section 23, Township 12, Reference Plan 7620, New Westminster District, EXCEPT Firstly: North west 435 Feet by 435 Feet, Secondly: Parcel "One" (Explanatory Plan 9244)
Location: 12616 - 248 Street, Maple Ridge

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 letter from the applicants requesting reconsideration of the proposal to subdivide their property pursuant to the *Homesite Severance Policy* (HSP). The Commissioners noted that the subject property is comprised of very good land capable of agricultural development. While the Commission recognizes the applicants are eligible for consideration under the HSP, it believed that the creation of a rural residential lot would reduce the agricultural potential of the property.

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 in a negative manner.
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 decision by Resolution #404/2008, to refuse the request to subdivide be confirmed.

CARRIED

Resolution # 820/2008