



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

September 10, 2009

Reply to the attention of Ron Wallace
ALC File: # O-39035

Bell & Giuriato
3211 - 232nd Street
Langley, BC V2Z 2H5

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

Re: Application to Subdivide land in the Agricultural Land Reserve

Please find attached the Minutes of Resolution # **662/2009** 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.

Other approvals may be necessary. Prior to proceeding, the Commission suggests you contact your Local Government.

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/Sketch Plan

cc: Township of Langley (AL100176)



A meeting was held by the Provincial Agricultural Land Commission on July 30, 2009 at the offices of the Commission located at #133 – 4940 Canada Way, Burnaby, B.C.

PRESENT:	Erik Karlsen	Chair of the Commission
	Sylvia Pranger	Chair, South Coast Panel
	Michael Bose	Commissioner
	John Tomlinson	Commissioner
	Tony Pellett	Staff

For Consideration

Application: #O-39035
 Applicant: Art, Dorothy, Mark & Terri-Ann Van Der Zalm
 Agent: Glenn S. Bell
 Proposal: A lot line adjustment converting two existing lots (1.73 ha and 1.87 ha) into two lots with areas 3.193 ha and 0.4 ha.
 Legal: Lot 2, Plan 75333, Group 2, District Lot 233, New Westminster District
 Lot 1, Plan 75333, Group 2, District Lot 233, New Westminster District
 Location: 8875 and 8909 Armstrong Road, Langley

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 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 believed the proposed lot line adjustment would increase the overall agricultural potential with the creation of a larger lot for

agricultural purposes while creating a smaller lot together with the existing dwelling for the applicant to retire upon.

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 increase the overall agricultural potential.
4. That the proposal is consistent 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 allowed subject to the following conditions:

- the subdivision be in substantial compliance with the plan submitted with the application
- 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. This includes zoning, subdivision, or other land use bylaws, and decisions of any authorities that have jurisdiction under an enactment.

CARRIED

Resolution # 662/2009

PLAN SHOWING PROPOSED LOT LINE ADJUSTMENT BETWEEN LOTS 1 AND 2 BOTH OF DISTRICT LOT 233, GROUP 2, NEW WESTMINSTER DISTRICT, PLAN 75333.

SCALE - 1" = 200'



ATTACHMENT A

D.L. 233
GP. 2

REM. 4
PLAN 31023

SHED

LOT "B"
3,132.12 SQ. FT.

UNDER CONSTRUCTION



LOT "A"
9,402.7 HA.

EXISTING WELL



ARMSTRONG ROAD

PLAN 30959

SELL & SURVIVAL
ENGINEERING & ARCHITECTURE
100 - 1100 - 2ND STREET
VANCOUVER, B.C. V6P 1J7
PHONE: 604-273-7100
FAX: 604-273-7101

Provincial Agricultural Land Commission
Application # O-39035
Resolution #662/2009



Approved subdivision in the ALR