



**Agricultural Land Commission**  
133-4940 Canada Way  
Burnaby, British Columbia V5G 4K6  
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January 5, 2010

Reply to the attention of Ron Wallace  
ALC File: O-37810

H.G. Sanborn & Associate Inc.  
45974 Ivy Ave.  
Chilliwack, B.C. V2R 2C6

Attention: Grant Sanborn

**Re: Request for Reconsideration**

This is further to your letter of May 30<sup>th</sup>, 2008 in which you asked the Provincial Agricultural Land Commission to reconsider Resolution #96/2008/2008.

The Commission has reconsidered the matter and has attached the Minutes of Resolution # 1826/2009 outlining its latest decision. As agent, it is your responsibility to notify your client(s) accordingly.

Yours truly,

PROVINCIAL AGRICULTURAL LAND COMMISSION

Per:

Erik Karlsen, Chair

cc: Township of Langley (AL100153)

Enclosure: Minutes



A meeting was held by the Provincial Agricultural Land Commission on November 2, 2009 at the offices of the Commission located at #133 – 4940 Canada Way.

<b>PRESENT:</b>	Sylvia Pranger	Chair, South Coast Panel
	Michael Bose	Commissioner
	Ron Wallace	Staff
	Tony Pellett	Staff

<b>ABSENT:</b>	John Tomlinson	Commissioner
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**For Consideration**

A letter from H.G. Sanborn & Associates Inc. was received requesting that the Commission reconsider its decision recorded as Resolution #96/2008. The letter indicated that the Commission may not have been aware of an approval provided to a nearby property for a similar proposal. It was also noted that the proposal is in keeping with the Township of Langley's zoning and bylaw regulations. Also the proposed location of the new home was outlined and was confirmed that 2.2 ha will remain as a Christmas tree farm operation. An attached copy of the plan showed the areas under production, the proposed lot configuration and the location of the new home.

Application:	O-37810
Applicant:	Peter and Lillian Riley
Agent:	
Original proposal:	To subdivide the 3.98 ha property into one lot of 1.7 ha and one lot of 2.28 ha.
Original decision:	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 Commission noted the property has good agricultural capability (while recognizing there are some limitations as described above) and that the current size makes for a suitable agricultural property. It felt the proposed subdivision would significantly reduce the overall agricultural potential and viability of the property.
Current proposal:	To reconsider the application based on the information provided in the above noted letter from H.G. Sanborn & Associates Inc.
Legal:	Lot 2, section 6, Township 12, New Westminster District, Plan LMP21855
Location:	21980 – 100 Avenue, Langley, BC

**Context**

The proposal was considered under Section 33 of the Agricultural Land Commission Act (the "Act") which states:

S33(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, or
- (c) a recommendation by a facilitator under section 13 relating to a dispute warrants a reconsideration of the original decision.

**Discussion**

The Commission reviewed the letter prepared by H.G. Sanborn & Associates Inc in addition to the application material. The Commission noted that it was aware of the previous applications involving the subject property and the surrounding area during its initial review of the application. The Commission was also aware of the local zoning and bylaw regulations and that Council was in support of the application. However, the Commission maintains that the current size of the property makes for a suitable agricultural property. It believed the proposed subdivision would significantly reduce the overall agricultural potential and viability of the property.

**IT WAS**

**MOVED BY:** Commissioner Bose  
**SECONDED BY:** Commissioner Pranger

THAT the request for reconsideration of the application to subdivide the subject property be refused.

**CARRIED**

**Resolution # 1826/2009**