



Agricultural Land Commission
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January 25, 2010

Reply to the attention of Ron Wallace
ALC File: #50642

Robert and Kathy Watson
26601 – 62nd Avenue
Langley, BC
V4W 1P5

Dear Sir/Madam:

Re: Application for Second Dwelling in the Agricultural Land Reserve

Please find attached the Minutes of Resolution # 2065/2009 outlining the Commission's decision as it relates to the above noted application.

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 / Covenant - example

cc: Township of Langley (AL100183)
BC Assessment, Surrey



MINUTES OF THE PROVINCIAL AGRICULTURAL LAND COMMISSION

A meeting was held by the Provincial Agricultural Land Commission on December 8, 2009 at the Best Western Regency at 32110 Marshall Road, Abbotsford, B.C.

PRESENT:	Sylvia Pranger	Chair, South Coast Panel
	Michael Bose	Commissioner
	John Tomlinson	Commissioner
	Ron Wallace	Staff
	Tony Pellett	Staff

For Consideration

Application: #50642
 Applicant: Robert and Kathy Watson
 Proposal: To retain and add an extension to a previously constructed second dwelling. There is currently a 1500 ft² primary residence and a small 650 ft² secondary dwelling on the property. The applicant has applied to the Township of Langley for a building permit to expand the secondary dwelling for the applicant's daughter and son in law to reside.
 Legal: Lot 11, Section 7, Township 14, New Westminster District, Plan 1638
 Location: 20661 – 62nd Avenue, Langley

Site Inspection

A site inspection was conducted on December 8, 2009. Those in attendance were:

- Sylvia Pranger Chair, South Coast Panel
- Michael Bose Commissioner
- John Tomlinson Commissioner
- Ron Wallace Staff
- Tony Pellett Staff
- Robert Watson Applicant
- Kathy Watson Applicant
- Gary Mazur Applicant
- Christine Mazur Applicant

The Commissioners and staff met with the proponents to view the property and discuss the application to retain and add an extension to a previously constructed second dwelling. It was explained that the second dwelling was built in 2003 so that immediate family members could provide the required care for the horses and routine maintenance on the farm. The immediate family members (the Mazur's) continue to live in the second dwelling and are directly involved in the equestrian uses on the property.

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 3 – Land in this class has limitations that require moderately intensive management practices or moderately restrict the range of crops, or both.
- Class 4 – Land in this class has limitations that require special management practices or severely restrict the range of crops, or both.

Subclasses

A	soil moisture deficiency
P	stoniness
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 recognized that the operation is a family run business and that the younger generation living in the second dwelling would help sustain and enhance the property's agricultural use. Therefore the Commission believed the retention and extension of the existing second dwelling was justified provided it is resided in by members of the immediate family as defined under Part 1 Section 1 – definitions and interpretations – of the Agricultural Land Reserve Use, Subdivision and Procedure Regulation.

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 proposed retention and extension of the existing second dwelling is justified for agricultural purposes.

4. That the proposal is consistent with the objective of the *Agricultural Land Commission Act* to preserve agricultural land.

IT WAS

MOVED BY: Commissioner Pranger

SECONDED BY: Commissioner Bose

THAT the application be allowed subject to the following conditions:

- The registration of a covenant in favour of the Commission for the purpose of restricting the use of the second dwelling to immediate family members as defined under Part 1 Section of the Agricultural Land Reserve Use, Subdivision and Procedure Regulation.
- approval for non-farm use is granted for the sole benefit of the applicant and is non-transferable.

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 # 2065/2009