



Agricultural Land Commission
133-4940 Canada Way
Burnaby, British Columbia V5G 4K6
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www.alc.gov.bc.ca

July 26, 2010

Reply to the attention of Terra Kaethler
ALC File: 51630

Pacific Land Resource Group Inc.
Oleg Verbenkov, Principal
#101, 7485 - 130 Street
Surrey, BC V3W 1H8

Dear Sir:

Re: Application for Subdivision in the Agricultural Land Reserve

Please find attached the Minutes of Resolution # **2567/2010** 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 'BU' followed by a stylized flourish.

Brian Underhill, Executive Director

Enclosure: Minutes/Sketch Plan

cc: City of Surrey (7906-0368-00)

RW/51630d1



A meeting was held by the Provincial Agricultural Land Commission on July 7, 2010 in Langley, B.C.

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

For Consideration

Application: 51630
Applicant: Thomas Maddocks
Agent: Pacific Land Resource Group Inc.
Proposal: To create two lots from the existing three parcels. As well, to dedicate a road right-of-way for the extension of 172 Street through the subject site adjacent to the existing railway line.

Legal: Parcel "A" (Reference Plan 1337) North 1/2 of the NW 1/4 Section 6 Township 8 New Westminster District
Location: 5574 – 168 Street
Legal: North 1/2 of the NW 1/4 Section 6 Township 8 Except: Firstly: Part on Plan 22160 Secondly: Parcel "A" (Reference Plan 1337) Thirdly: Parcel "One" (See E26880), Fourthly: Part on Plan BCP24932 New Westminster District
Location: 5490 – 168 Street
Legal: Parcel "C" (Plan with Fee Deposited 14248F) District Lot 363 Group 2 Except: Firstly: Part on Plan 22160 Secondly: Parcel "One" (Reference Plan 6369) Thirdly: Part on Plan BCP24931 New Westminster District
Location: 17236 Highway No. 10

Site Inspection

A site inspection was conducted on July 7, 2010. Those in attendance were:

- Richard Bullock Chair
- Sylvia Pranger Chair, South Coast Panel
- Michael Bose Commissioner
- John Tomlinson Commissioner
- Tony Pellett Staff

The Commissioners and staff drove by and viewed the site.

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 believed the proposed subdivision to create two new legal lots from the three current lots would result in more useful lots for agriculture. The Commission had no objection to the proposed dedication of road right-of-way for the extension of 172 Street through the subject site.

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 subdivision provides a benefit to agriculture.
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 Tomlinson

THAT the application to create two lots from the existing three parcels and to dedicate a road right-of-way for the extension of 172 Street through the subject site be approved 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.

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.

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 # 2567/2010

33

168 ST

3,442m

309.54

Lot 1
68.75 Acres

HWY 10

172 ST

6321




32252

Full
Realignment

Lot 2
18.39 Acres
Proposed 18.3m
Road



Provincial Agricultural Land Commission
Application #51630
Resolution #2567/2010

-  Approved for road dedication
-  Approved for subdivision in the ALR
-  Subject property

Paci

PROJ

DRAW

Prc

PRELIM
FEDERA
CLIENT

SCALE

DATE

PROJ

DRAW

DESIGN