



**Agricultural Land Commission**  
133-4940 Canada Way  
Burnaby, British Columbia V5G 4K6  
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Reply to the attention of Terra Kaethler  
ALC File: # 51998

December 9, 2010

Harp S. Hoonjan  
Platinum Projects Ltd  
2230 - 138<sup>th</sup> St  
Surrey, BC

Dear Mr. Hoonjan:

**Re: Application to Subdivide land in the Agricultural Land Reserve**

Please find attached the Minutes of Resolution # 2791/2010 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.

Yours truly,

PROVINCIAL AGRICULTURAL LAND COMMISSION

Per:

A handwritten signature in black ink, appearing to read 'Brian Underhill', written over a white background.

Brian Underhill, Executive Director

cc: Township of Langley (#AL100196)

Enclosure: Minutes

TK/lv  
51998d1



A meeting was held by the Provincial Agricultural Land Commission on November 2, 2010 at the Sandman Hotel Conference Room, Langley, B.C.

<b>PRESENT:</b>	Richard Bullock	Chair
	Sylvia Pranger	Chair, South Coast Panel
	Michael Bose	Commissioner
	John Tomlinson	Commissioner
	Tony Pellett	Staff
	Terra Kaethler	Staff

### **For Consideration**

Application: # 51998  
Applicant: Badesha/Thaira  
Agent: Platinum Projects  
Proposal: To subdivide 2 parcels totalling 8.06 ha into seven suburban residential lots ranging in size between 0.37 ha to 5.54 ha.  
Legal: (1) PID: 026-703-661  
Lot A, District Lot 318, New Westminster District Group 2, Plan BCP23876  
(2) PID: 026-703-696  
Lot D, District Lot 318, New Westminster District Group 2, Plan BCP23876  
Location: 23015 and 23047 76A Avenue, Langley

### **Site Inspection**

No site inspection was conducted.

### **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 improved ratings for the agricultural capability of the soil of the subject properties are:

Class 2 – Land in this class has minor limitations that require good ongoing management practices or slightly restrict the range of crops, or both.

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

#### Subclasses

D      undesirable soil structure  
T      topography  
W      excess water

The Commission noted that the properties had prime agricultural capability and could support a wide range of crops at their current size.

#### **Assessment of Agricultural Suitability**

The Commission assessed whether the 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 noted that the properties have good potential for agriculture, based on their agricultural capability and suitability. The Commission believes the proposal would adversely impact existing or potential agricultural use the subject properties and surrounding lands.

The Commission also reviewed its Minutes of Resolution #345/2007 for an application for subdivision which included the subject properties. The previous application was for a 33 lot subdivision involving the subject properties and two adjacent properties. Although this application is reduced in terms of number of lots, the Commission does not believe that any subdivision is warranted on the subject properties.

#### **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.
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 application be refused.

**CARRIED**  
**Resolution # 2791/2010**