



**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

June 27, 2011

Reply to the attention of Ron Wallace  
ALC File: 52229

Elisabeth Meyer and Fred Meyer  
4856 Eagle Bay Road  
Eagle Bay, BC  
V0E 1T0

Dear Sir/Madam:

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

Please find attached the Minutes of Resolution # 229/2011 outlining the Commission's decision as it relates to the above noted application.

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 'Brian Underhill', is written over a horizontal line.

Brian Underhill, Executive Director

Enclosure: Minutes/Sketch Plan

cc: Columbia Shuswap Regional District (LC2440C)

RW/52229d1



## PROVINCIAL AGRICULTURAL LAND COMMISSION

A meeting was held by the Provincial Agricultural Land Commission on May 26, 2011 at the offices of the Commission located at #133 – 4940 Canada Way, Burnaby, B.C.

### COMMISSION MEMBERS PRESENT:

Richard Bullock	Chair
Jennifer Dyson	Vice-Chair
Gordon Gillette	Vice-Chair
Sylvia Pranger	Vice-Chair
Bert Miles	Commissioner
Roger Mayer	Commissioner
Jim Johnson	Commissioner
Jerry Thibeault	Commissioner
Lucille Dempsey	Commissioner
Denise Dowswell	Commissioner
Jim Collins	Commissioner

### COMMISSION STAFF PRESENT:

Ron Wallace	Land Use Planner
Eamonn Watson	Land Use Planner
Colin Fry	Executive Director

### APPLICATION ID: #52229

**PROPOSAL:** To subdivide the 4 ha property into two parcels of 2 ha each. Approximately 1 ha of the whole property is in the ALR.  
(Application submitted pursuant to section 21(2) of the *Agricultural Land Commission Act*)

### PROPERTY INFORMATION:

#### PROPERTY

**Owner:** Elisabeth Meyer and Fred Meyer (As Joint Tenants)  
**Date of Acquisition:** February 23 2006  
**Parcel ID:** 003-539-725  
**Title No.** LA24287  
**Legal Description:** Lot 1 Section 4 Township 23range 9 West of the 6<sup>th</sup> Meridian Kamloops Division Yale District Plan 32082 Except Plans KAP52367 and KAP61349  
**Civic Address:** 5626 – 268<sup>th</sup> Street, Langley  
**Size:** 4 ha  
**Area in ALR:** 1 ha  
**Current Land Use:** Residential  
**Farm Classification:**  Yes  No  
(BC Assessment)

**COMMISSION CONSIDERATION:**

**Context**

Section 6 of the *Agricultural Land Commission Act* identifies the purposes of the Commission as: (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.

**Agricultural Capability**

Based on the information contained in Map 82L.094 (Scale 1:50,000) of the Canada Land Inventory (CLI), 'Land Capability Classification for Agriculture in Canada.' system, the agricultural capability ratings are identified as being:

Unimproved Rating: 4:2D 3:3DT 3:4TD Improved Rating: (4:2D 3:3DT 3:4TD)

**Note:** These ratings are just for the ALR portion of the subject property.

**Class and Subclass Descriptions**

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.

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

D        undesirable soil structure  
T        topography

**Agricultural Suitability**

The Commission noted just the top portion of the subject property (approximately 1 ha) is within the ALR and that the majority of the land lies outside of the ALR. The property is currently being used as rural residential with 2 single family dwellings.

**Assessment of Potential Impact on Agriculture**

Due to the rural residential use of the property and relatively small amount of land in the ALR, the Commission did not believe the proposed subdivision will significantly impact the agricultural potential of the property. It was further believed the subdivision will not negatively affect the agricultural activities on the ALR lands to the north, as the subject property will likely continue to be used in the same manner as it is currently.

**Other Factors**

The application was referred to the Advisory Planning Commission 'C' who recommended approval.

The CSRD Board forwarded the application to the ALC with a recommendation for approval.

The CSRD Planning Staff recommended to the Board that the application be forwarded to the ALC with a recommendation for approval.

**CONCLUSIONS:**

1. That the land under application has limited suitability for agricultural use due to its relatively small area.
2. That the proposed subdivision will not significantly impact the agricultural potential of the property nor impact the agricultural activities on the ALR lands to the north.

**IT WAS**

**MOVED BY:** Commissioner Richard Bullock

**SECONDED BY:** Commissioner Jerry Thibeault

THAT the application to subdivide the 4 ha property into two parcels of 2 ha each be approved.

AND THAT the approval is subject to the following conditions:

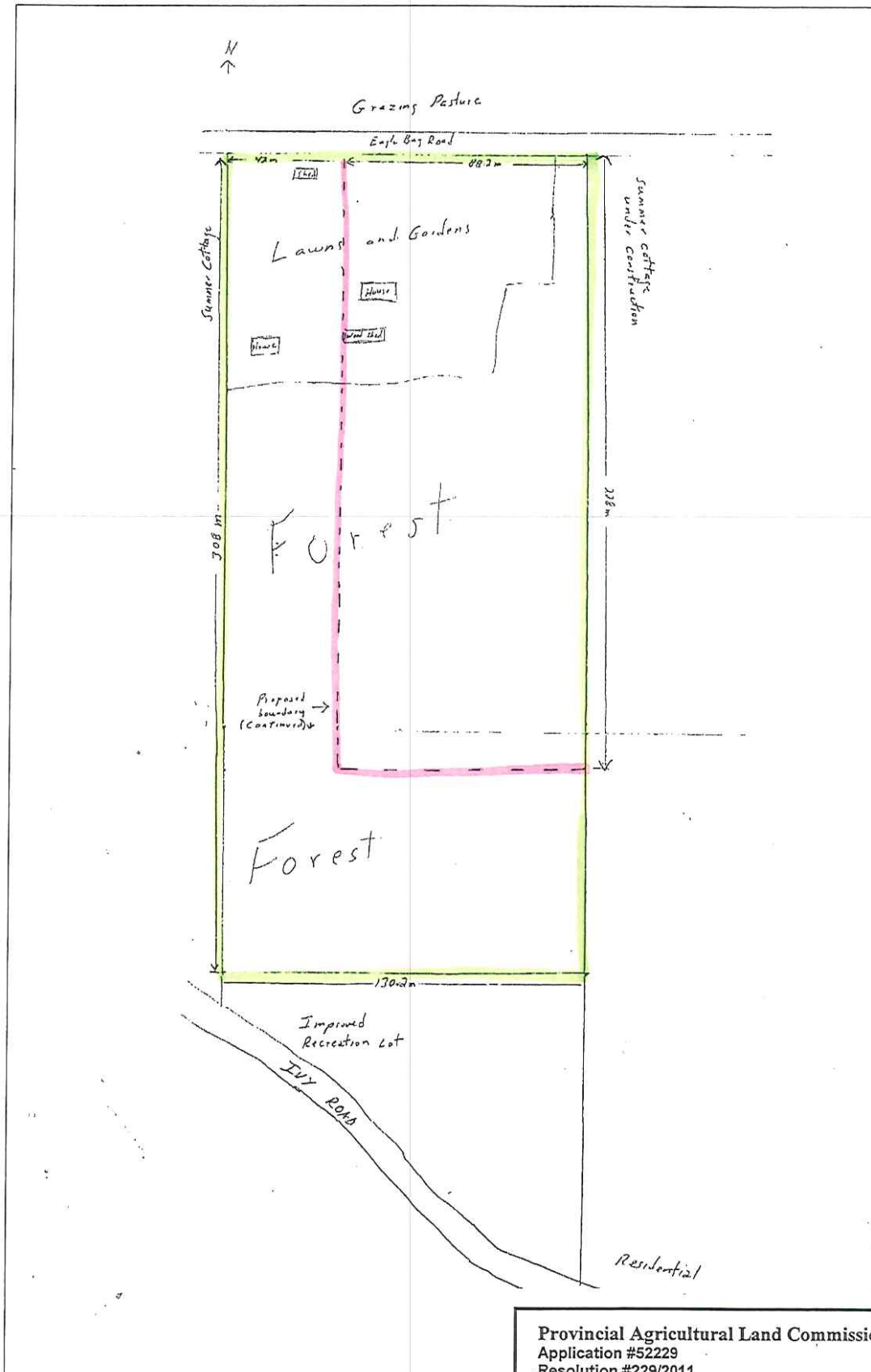
- the subdivision be in substantial compliance with the plan submitted with the application
- the subdivision must be completed within three (3) years from the date of this decision.

This decision does not relieve the owner or occupier of the responsibility to comply with applicable Acts, regulations, bylaws of the local government, and decisions and orders of any person or body having jurisdiction over the land under an enactment.

**CARRIED**

**Resolution # 229/2011**

# Site Plan



Provincial Agricultural Land Commission  
Application #52229  
Resolution #229/2011

	Subject property
	Approved for subdivision