



**Agricultural Land Commission**  
133-4940 Canada Way  
Burnaby, British Columbia V5G 4K6  
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February 28, 2012

Reply to the attention of Eamonn Watson  
ALC File: 52449

Geraldine Gartside  
7625 – 258 Street  
Langley, BC  
V4W 1V4

Dear Mrs. Gartside:

Re: **Agricultural Land Commission non-farm use application to retain a mobile home,  
7625 – 258 Street, Langley**

Please find attached the Minutes of Resolution # **500/2011** 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 the Township of Langley.

Yours truly,

PROVINCIAL AGRICULTURAL LAND COMMISSION

Per:

A handwritten signature in black ink, appearing to be 'B. Underhill', written over a long horizontal line that extends across the page.

Brian Underhill, Executive Director

Enclosure: Minutes

cc: Township of Langley (AL000054)

EW/52449d1



## PROVINCIAL AGRICULTURAL LAND COMMISSION

A meeting was held by the Provincial Agricultural Land Commission on October 27<sup>th</sup>, 2011 at the offices of the Commission located at #133 – 4940 Canada Way, Burnaby, B.C.

### COMMISSION MEMBERS PRESENT:

Jennifer Dyson	Chair
Bert Miles	Commissioner
Jim Johnson	Commissioner

### COMMISSION STAFF PRESENT:

Brian Underhill	Executive Director
Eamonn Watson	Land Use Planner

### APPLICATION ID: # 52449

**PROPOSAL:** Non-farm Use - The applicant is seeking permission to retain a mobile home for caretakers of the subject property.  
(Submitted pursuant to section 20(3) of the *Agricultural Land Commission Act*)

### PROPERTY INFORMATION:

**Owner:** William Marsden Gartside and Geraldine Gartside  
**Date of Acquisition:** April 16, 1984  
**Parcel ID:** 002-191-784  
**Title No.** X39263E  
**Legal Description:** Lot "B", Section 24, Township 11, New Westminster District, Plan 62418  
**Civic Address:** 7625 – 258 Street, Township of Langley  
**Size:** 7.1 ha  
**Area in ALR:** 7.1 ha  
**Current Land Use:** Residence, pool, pool house, pump house, greenhouse, storage shed and mobile home.  
**Farm Classification:** No  
(BC Assessment)

### SITE INSPECTION MEETING:

A site inspection was not conducted; the Commission reviewed the file material and deemed it had sufficient information to make a decision regarding the application.

### 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 92G/2h (Scale 1:25,000) of the BC Land Inventory (BCLI), 'Land Capability Classification for Agriculture in B.C.' system, the agricultural capability ratings are identified as being:

Unimproved Rating: 5:2TA 3:3TA 2:5W Improved Rating: (5:2TD 3:3TD 2:3DW)

**Note: These ratings cover approximately 90% (or 6.4 ha) of the subject property.**

Unimproved Rating: 9:7T 1:5T Improved Rating: (9:7T 1:5T)

**Note: These ratings cover approximately 10% (or 0.7 ha) 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 5 – Land in this class has limitations that restrict its capability to producing perennial forage crops or other specially adapted crops.

Class 7 – Land in this class has no capability for arable or sustained natural grazing

#### **Subclasses**

A	soil moisture deficiency
D	undesirable soil structure
T	topography
W	excess water

### **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 Potential Impact on Agriculture**

The Commission also assessed the impact of the proposal against the long term goal of preserving agricultural land. The Commission does not believe that retaining the existing mobile home on the subject property would negatively impact agriculture. Although the proposed use warrants the retention of the mobile home, the Commission does not agree that the mobile home remain on the subject property in perpetuity.

**DECISION:**

**IT WAS**

**MOVED BY:** Commissioner Jim Johnson

**SECONDED BY:** Commissioner Bert Miles

THAT the non-farm use application to retain the existing mobile home be approved.

AND THAT the approval is subject to the following conditions:

- The registration of a covenant on title in favour of the Commission limiting the use of the mobile home to that of a caregiver for Geraldine Gartside and stating that should Mrs. Gartside no longer require a caregiver or no longer reside on the subject property the mobile home must be removed; and,
- The 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, and decisions and orders of any person or body having jurisdiction over the land under an enactment.

**CARRIED**

**Resolution # 500/2011**