



**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

April 10, 2012

Reply to the attention of Jennifer Carson  
ALC File: #52478

Michael Stronach  
25610 - 62nd Avenue  
Aldergrove, BC V4W 1L5

Dear Mr. Stronach:

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

Please find attached the Minutes of Resolution # **122/2012** outlining the Commission's decision as it relates to the above noted application.

As proponent it is your responsibility to notify any affected landowner of the Commission's decision. A copy of the minutes must be provided to each landowner.

Other approvals may be necessary. Prior to proceeding, the Commission suggests you contact your Local Government.

Yours truly,

PROVINCIAL AGRICULTURAL LAND COMMISSION

Per:

Brian Underhill, Executive Director

Enclosure: Minutes/Sketch Plan

cc:

JC1  
52478d1



## PROVINCIAL AGRICULTURAL LAND COMMISSION

---

A meeting was held by the Provincial Agricultural Land Commission on March 20, 2012 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
Sylvia Pranger	Vice-Chair
Jim Johnson	Commissioner

### COMMISSION STAFF PRESENT:

Jennifer Carson	Land Use Planner
Roger Cheetham	Land Use Planner
Colin Fry	Executive Director

---

### APPLICATION ID: #52478

**PROPOSAL:** To retain the existing farm house (807 square feet) on the property in lieu of the permitted modular home for a family member in addition to the main family house. (Submitted pursuant to section 20(3) of the *Agricultural Land Commission Act*)

### PROPERTY INFORMATION:

<b>Parcel ID:</b>	000-658-235
<b>Legal Description:</b>	Lot 23 Section 12 Township 11 New Westminster District Plan 1562
<b>Civic Address:</b>	25610 - 62 Avenue, Langley
<b>Size:</b>	2.0 ha
<b>Area in ALR:</b>	2.0 ha
<b>Property Owner(s):</b>	Michael and Gordon Stronach
<b>Purchase Date:</b>	2001

---

### COMMISSION CONSIDERATION:

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

### 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.

Subclasses

D	undesirable soil structure	T	topography
W	excess water		

**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 believes that the use of the house for a family member would not impact existing or potential agricultural use of surrounding lands as the building already exists and moving the house off the property to be replaced with a modular home for a family member does not seem sensible.

**Other Factors**

As long as the house is occupied for a family member, it is seen as meeting the objectives of the Regulations. However, should the home no longer be required by the family members it must be decommissioned or removed from the property.

**CONCLUSIONS:**

1. That the land under application has agricultural capability and is appropriately designated as ALR.
2. That the proposal will not adversely impact agriculture as it already exists.

**IT WAS**

**MOVED BY:** Commissioner Dyson  
**SECONDED BY:** Commissioner Johnson

THAT the application be allowed.

AND THAT the approval is subject to the following conditions:

- approval for non-farm use is granted in accordance with the spirit of the objectives of the ALR Use, Subdivision and Procedure Regulation and is to be used in a manner consistent with the policy and not change from its current 807 square foot footprint. Should the building no longer be required for a family member, that it be removed or decommissioned.

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 # 122/2012**

# ALC Application #52478



807 square foot second residence conditionally allowed by Resolution #122/2012

