



Agricultural Land Commission

133 – 4940 Canada Way
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May 3, 2012

Reply to the attention of Tony Pellett
File 52503

Bell & Giuriato
#101, 21616 · 52 Street
LANGLEY BC V2Y 1L7

Attention: Glenn Bell

Re: Application to subdivide land within the Agricultural Land Reserve

Please find attached the Minutes of Resolution # 168/2012 outlining the Commission's decision as it relates to the above noted application. As agent, it is your responsibility to notify your client accordingly.

Yours truly,

PROVINCIAL AGRICULTURAL LAND COMMISSION

Per:

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

Brian Underhill,
Executive Director

Enclosure: Minutes

cc: Township of Langley (Application No.100202; File CD-07-13-0023)

TP/
52503d1



PROVINCIAL AGRICULTURAL LAND COMMISSION

A meeting was held by the Provincial Agricultural Land Commission on March 22, 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
Gordon Gillette	Vice-Chair
Sylvia Pranger	Vice-Chair
Bert Miles	Commissioner
Jim Johnson	Commissioner
Jerry Thibeault	Commissioner
Lucille Dempsey	Commissioner
Denise Dowswell	Commissioner
Jim Collins	Commissioner

COMMISSION STAFF PRESENT:

Tony Pellett	Regional Planner
Eamonn Watson	Land Use Planner
Colin Fry	Executive Director

APPLICATION ID: #52503

PROPOSAL: To subdivide land for the purpose of creating a small, equestrian-focused development directly accessible to equestrian facilities within the Campbell River Regional Park administered by Metro Vancouver across the road from the subject property.
(Application submitted pursuant to section 25(1) of the *Agricultural Land Commission Act*)

PROPERTY INFORMATION:

Owner: Derek John Lanser
Date of Acquisition: June 27, 1991
Parcel ID: 008-653-798
Title No. BE119746
Legal Description: Lot 3 Sec.13 Tp.7 NWD Plan 39667
Civic Addresses: 1854 · 208 Street, Langley
Size: 8.0 ha
Area in ALR: 8.0 ha
Current Land Use: Four residences, barns, hayfield
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 92G/2b (Scale 1:25,000) of the BC Land Inventory (BCLI), 'Land Capability Classification for Agriculture in B.C.' system, the agricultural capability rating is identified as being:

Unimproved Rating: 4:AWD 4:4A 2:5W Improved Rating: (4:2DT 4:3APT 2:3W)

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.

Class 5 – Land in this class has limitations that restrict its capability to producing perennial forage crops or other specially adapted crops.

A	soil moisture deficiency	T	topography
D	undesirable soil structure or low perviousness		
P	stoniness	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. While the horse industry is legitimate agriculture, the creation of equestrian enclaves through subdivision or bare land strata subdivision is allowed only in rare instances, recognizing that such enclaves tend to reduce options for long term agricultural development. The Commission considered that the location of the subject property in an area proximate to equestrian trails and a horse-friendly regional park does not constitute a sufficient rationale to justify subdivision.

Other Factors

In 1992, when reviewing Langley's proposed "Small Farms Country Estates" designation, the Commission did not endorse the application of that designation to the area in which the subject property is located.

CONCLUSIONS:

1. That the land under application has agricultural capability and is appropriately designated as ALR.
2. That the land under application has suitability for agricultural use.
3. That the proposal will not have a positive impact on 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 Gordon Gillette

SECONDED BY: Commissioner Jennifer Dyson

THAT the application be refused;

AND THAT the applicant be advised of the provisions of Section 33 of the *Agricultural Land Commission Act* which provides an applicant with the opportunity to submit a request for reconsideration:

- S.33 (1) *On the written request of a person affected or on the commission's own initiative, the commission may reconsider a decision of the commission under this Act and may confirm, reverse or vary it if the commission determines that*
- (a) evidence not available at the time of the original decision has become available,*
 - (b) all or part of the original decision was based on evidence that was in error or was false.*
- (2) The commission must give notice of its intention to reconsider a decision under subsection (1) to any person that the commission considers is affected by the reconsideration.*

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.

CARRIED

Resolution # 168/2012