



**Agricultural Land Commission**  
133-4940 Canada Way  
Burnaby, British Columbia V5G 4K6  
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www.alc.gov.bc.ca

February 22, 2013

ALC File: #52829

Greenline Management Ltd.  
11579 – 196B Street  
Pitt Meadows, BC  
V3Y 1P2

**Attention: Lee Mackenzie**

**Re: Application to Subdivide Land in the Agricultural Land Reserve (ALR)**

Please find attached the Minutes of Resolution # 419/2012 as it relates to the above noted application. As agent, it is your responsibility to notify your clients accordingly.

The Commission draws your attention to Section 33(1) of the *Agricultural Land Commission Act* which provides an applicant with the opportunity to submit a request for reconsideration based on specific criteria.

- 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.

A revised proposal does not constitute new evidence and as such is not a basis for reconsideration. The time limit for submitting a request for reconsideration is one (1) year from the date of this letter.

Further correspondence with respect to this application is to be directed to Eamonn Watson ([Eamonn.Watson@gov.bc.ca](mailto:Eamonn.Watson@gov.bc.ca)).

Yours truly,

PROVINCIAL AGRICULTURAL LAND COMMISSION

Per:

A handwritten signature in black ink, appearing to be 'Brian Underhill', written over a horizontal line.

Brian Underhill, Executive Director

Enclosure: Minutes of Resolution #419/2012

cc: Township of Langley (File: AL100230)

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## MINUTES OF THE PROVINCIAL AGRICULTURAL LAND COMMISSION

A meeting was held by the Provincial Agricultural Land Commission on November 21, 2012 at the offices of the Commission located at #133 – 4940 Canada Way, Burnaby, B.C. as it relates to Application #52829.

### 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:

Eamonn Watson	Land Use Planner
Brian Underhill	Executive Director

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**PROPOSAL** (Submitted pursuant to section 21(2) of the *Agricultural Land Commission Act*)

To subdivide the 4.0 ha subject property into approximately two (2) 0.56 ha lots, one (1) 1.32 ha lot and one (1) 1.6 ha lot.

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### PROPERTY INFORMATION:

**Owner:** Jose' s Excavating Ltd. (Inc. No. BC0209588)  
(As to an undivided 12455/16639 interest)

Jose Candido Casquilho and Maria Filomena Casquilho  
(As to an undivided 4184/16639 interest as joint tenants)

**Legal:** PID: 026-703-670  
Lot B, District Lot 318, Group 2, New Westminster District, Plan BCP23876

**Location:** 7805 – 232<sup>nd</sup> Street, Langley

**Size:** 4.0 ha

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### LEGISLATIVE CONTEXT FOR COMMISSION CONSIDERATION

Section 6 (Purposes of the commission) of the *Agricultural Land Commission Act* states:

6 The following are the purposes of the commission:

- (a) to preserve agricultural land;
- (b) to encourage farming on agricultural land in collaboration with other communities of interest; and
- (c) 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.

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## COMMISSION CONSIDERATION

The Commission reviewed one previous application involving the subject property, and one relevant application involving the adjacent property to the west:

- |                                       |   |
|---------------------------------------|---|
| Application #37352<br>(Wright, 2007)  | To subdivide four (4) parcels into 33 lots ranging in size from 0.4 ha to 1.0 ha. The proposal included the current subject property and would have subdivided it into eight (8) lots. The proposed subdivision was refused by Resolution #345/2007 as the Commission believed the properties were an appropriate size for agricultural production. Furthermore, the Commission commented that it did not want to decrease the variability in the types of agriculture that could be practiced on the properties.   |
| Application #51998<br>(Badesha, 2010) | To subdivide two (2) parcels into 7 lots ranging in size from 0.37 ha to 5.54 ha. The proposed subdivision was located to the west and south of the current subject property. The proposed subdivision was refused by Resolution #2791/2010 as the Commission believed the properties were an appropriate size for agricultural production. The Commission related the proposal to the above noted application (#37352) and stated:<br><i>“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.”</i> |

After considering the information the Commission concluded as follows:

1. In assessing agricultural capability, the Commission refers in part to agricultural capability mapping and ratings. The ratings are interpreted using the BC Land Inventory (BCLI), ‘Land Capability Classification for Agriculture in B.C.’ system.

The improved agricultural capability ratings identified on BCLI map sheet 92G/2h for the subject property are Class 2 and Class 3.

Class 2 - land is capable of producing a wide range of crops. Minor restrictions of soil or climate may reduce capability but pose no major difficulties in management.

Class 3 - land is capable of producing a fairly wide range of crops under good management practices. Soil and/or climate limitations are somewhat restrictive.

The limiting subclasses associated with the subject property are (A) soil moisture deficiency, (D) undesirable soil structure, (T) topography and (W) excess water.

**Conclusion:**

The subject property has good agricultural capability.

2. With regard to the subdivision of the subject property into smaller lots.

**Conclusion:**

The Commission believes that agriculture activities can be pursued on the subject property and that subdivision would limit this potential.

**IT WAS**

**MOVED BY:            Commissioner Collins**

**SECONDED BY:        Commissioner Gillette**

THAT the proposal to subdivide be refused.

**CARRIED**

**Resolution #419/2012**