



**Agricultural Land Commission**  
133-4940 Canada Way  
Burnaby, British Columbia V5G 4K6  
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Fax: 604 660-7033  
[www.alc.gov.bc.ca](http://www.alc.gov.bc.ca)

May 9, 2013

ALC File: 53004

Robert Jahnsen  
3275 143<sup>rd</sup> Street  
Surrey, BC  
V4P 3M2

Vincenzo George Saponaro  
21017 83a Avenue  
Langley, BC  
V2Y 0C1

Dear Sirs:

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

Please find attached the Minutes of Resolution # 104/2013 as it relates to the above noted application. The Commission has also attached a sketch plan depicting the decision.

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, consisting of a stylized 'B' followed by a long, sweeping horizontal line that ends in a small hook.

Brian Underhill, Executive Director

Enclosures: Minutes of Resolution #104/2013  
Sketch Plan

cc: Township of Langley (Folder: AL100241, Project: 12-06-0019)

53004d1



## MINUTES OF THE PROVINCIAL AGRICULTURAL LAND COMMISSION

A meeting was held by the Provincial Agricultural Land Commission on January 24, 2013 at the offices of the Commission located at #133 – 4940 Canada Way, Burnaby, B.C. as it relates to Application #53004.

### 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

### COMMISSION STAFF PRESENT:

Eamonn Watson	Land Use Planner
Brian Underhill	Executive Director
Colin Fry	Executive Director

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

To subdivide the 3.9 ha subject property in two (2) lots of approximately equal size along the east-west midpoint.

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### PROPERTY INFORMATION:

**Owner:** Robert Jahnsen (As to an undivided ½ interest)

Vincenzo George Saponaro (As to an undivided ½ interest)

**Legal:** PID: 012-533-963  
Lot 4, Section 6, Township 12, New Westminster District, Plan 2109

**Location:** 21789 – 100<sup>th</sup> Avenue, Langley

**Size:** 3.9 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**

After considering the information the Commission concluded as follows:

The subject property is located in an area of the Township of Langley which the Commission endorsed the official community plan designation of Small Farms/Country Estates. This designation provides for a minimum lot size of 1.7 hectares.

#### **Conclusion:**

The proposed subdivision is consistent with the Small Farm/Country Estates designation that was endorsed by the Commission for the subject property.

#### **IT WAS**

**MOVED BY:** Commissioner Johnson

**SECONDED BY:** Commissioner Gillette

THAT the proposal to subdivide the 3.9 ha subject property in two (2) lots of approximately equal size along the east-west midpoint be conditionally approved.

AND THAT the final approval is subject to:

The applicant submitting the following documentation for Commission review and approval prior to final approval:

- a. The requirements for subdivision identified by the local government's Approving Officer; and
- b. The requirements for subdivision specified by any other person or body having jurisdiction over the land under an enactment.

The Commission will be primarily concerned with any conditions of approval it believes will result in either a substantial deviation from the plan submitted with the application and to which this preliminary approval is granted or conditions it believes are inconsistent with the purposes of the *Agricultural Land Commission Act* to preserve agricultural land and encourage farming.

Final approval is contingent on the Commission's acceptance of the conditions of approval. The final survey plan should not be prepared in advance of receiving the Commission's written acceptance of the conditions of approval.


AND THAT the subdivision plan must be completed within three (3) years from the date of the letter communicating this decision.

AND FINALLY THAT 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 #104/2013**



**PROVINCIAL AGRICULTURAL LAND COMMISSION**  
**Application #53004 (Resolution #104/2013)**

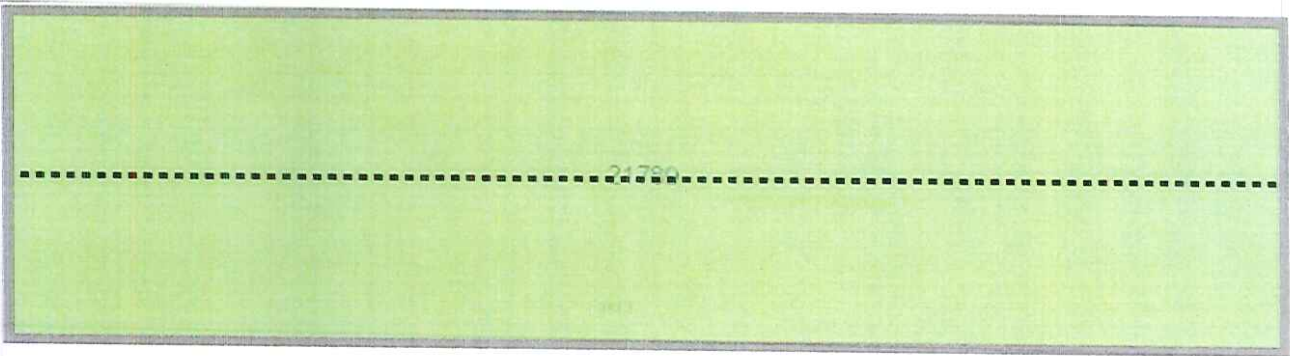
 Approved lot for subdivision

- - - - - Approximate line of subdivision

100 AVE



21747



21825



21871



21891



21925

106