



**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

November 4, 2013

ALC File: #53131

Sergio and Debra Susin  
12680 – 248<sup>th</sup> Street  
Maple Ridge, BC V4R 1K5

Dear Mr. and Mrs. Susin:

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

Please find attached the Minutes of Resolution #311/2013 as it relates to the above noted application. The Commission has also attached a sketch plan depicting the decision.

Please send two (2) paper prints of the final survey plan to this office. If the plan is in substantial compliance to approved “conceptual” sketch plan, the Commission will issue an order authorizing the Registrar of Land Titles to accept deposit of the plan.

Further correspondence with respect to this application is to be directed to Eamonn Watson.

Yours truly,

PROVINCIAL AGRICULTURAL LAND COMMISSION

Per:

A large, stylized signature in purple ink, appearing to be 'BU', is written over the name and extends upwards into the 'Per:' field.  
Brian Underhill, Executive Director

Enclosures: Minutes of Resolution #311/2013  
Sketch Plan

cc: District of Maple Ridge (File: 3060-20/ALRA1)  
Attention: Ms. Diana Hall, Planner

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## MINUTES OF THE PROVINCIAL AGRICULTURAL LAND COMMISSION

A meeting was held by the Provincial Agricultural Land Commission on July 17, 2013 at the offices of the Commission located at #133 – 4940 Canada Way, Burnaby, B.C. as it relates to Application #53131.

### COMMISSION MEMBERS PRESENT:

Richard Bullock	Chair
Jennifer Dyson	Vice-Chair
Bert Miles	Commissioner
Jim Johnson	Commissioner

### COMMISSION STAFF PRESENT:

Tony Pellett	Regional Planner
Colin Fry	Executive Director

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

To subdivide the 1.8 ha subject property into two (2) 0.9 ha lots. If approved, the applicants intend to offer their children an opportunity to purchase one of the newly created lots.

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### PROPERTY INFORMATION:

**Owners:** Debra L. and Sergio Susin (As Joint Tenants)

**Legal:** PID: 002-252-619  
North West 435 Feet by 435 Feet Parcel "B" (Reference Plan 7620) North Half North West Quarter Section 23, Township 12, New Westminster District

**Location:** 12680 – 248<sup>th</sup> Street, Maple Ridge

**Size:** 1.8 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.

**COMMISSION CONSIDERATION**

After considering the information the Commission concluded as follows:

1. The subject property and this general area are best categorized as being rural residential parcels. The proposed lot sizes are for the most part consistent with the majority of existing lot sizes in the area.

**Conclusion 1:** The proposal is consistent with the matrix of lot sizes in the area.

**Conclusion 2:** The subdivision of the subject property will have little impact on the agricultural capability and suitability of the land.

**IT WAS**

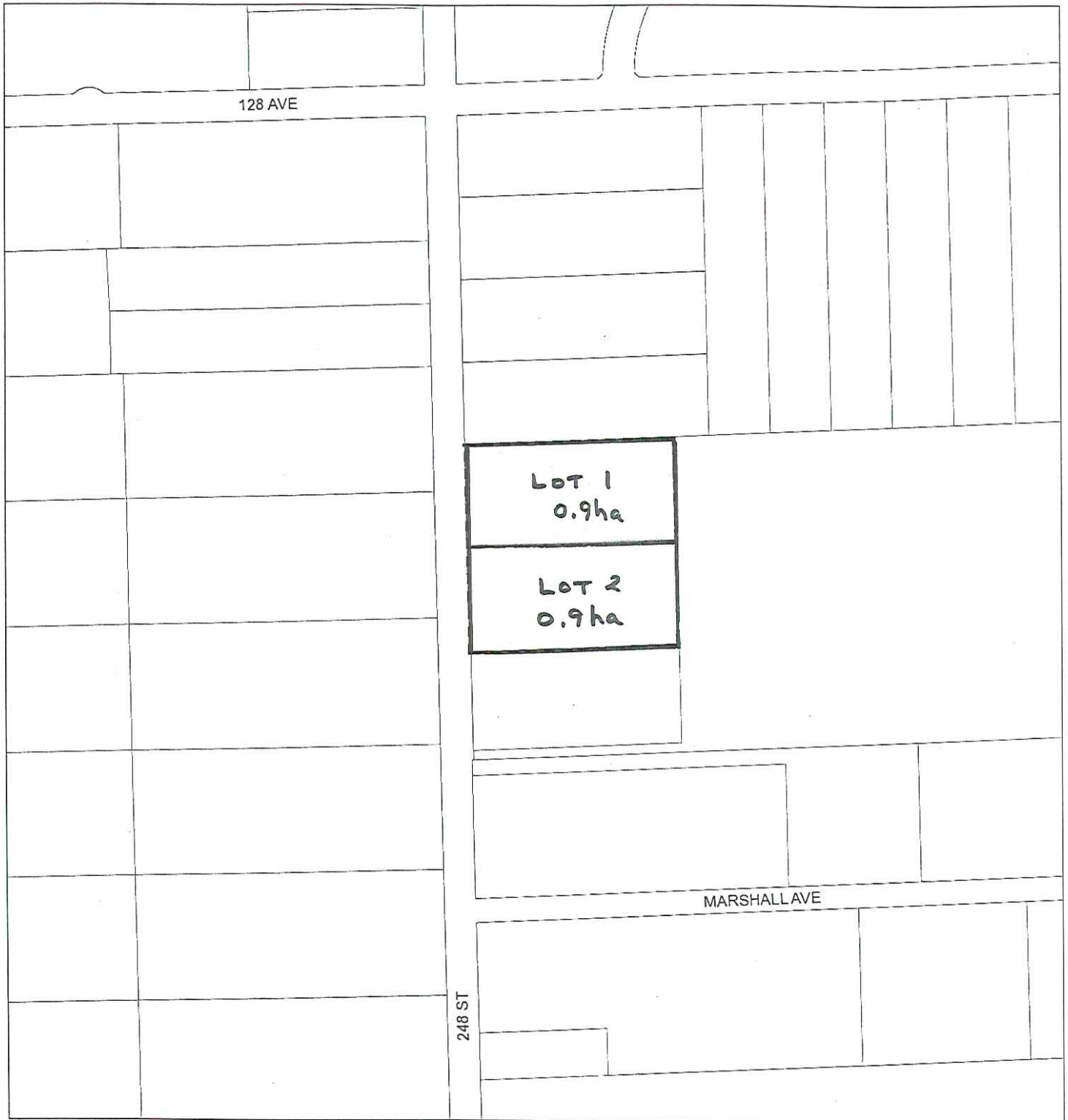
**MOVED BY:** Commissioner Bullock  
**SECONDED BY:** Commissioner Johnson

THAT the proposal to subdivide the 1.8 ha subject property into two (2) 0.9 ha lots be approved subject to subdivision plan being completed and registered within three (3) years from the date of 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 #311/2013**

12680 - 248 Street



PROVINCIAL AGRICULTURAL LAND COMMISSION

Application #53131 (Susin)

Resolution #311/2013, dated July 17, 2013

Sketch Plan of approved two (2) lot subdivision