



**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

March 5, 2014

ALC File: 53501

Carmen Klassen, Samson Klassen and Lucinda Clingan  
24576 32 Avenue  
Langley, BC V2Z 2J5

Dear Ms. Klassen, Mr. Klassen and Ms. Clingan:

**Re: Application for the Non-Farm Use of Land in the Agricultural Land Reserve (ALR)**

Please find attached the Minutes of Resolution #63/2014 as it relates to the above noted application.

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 'Colin J. Fry', written over a horizontal line.

Colin J. Fry, Chief Tribunal Officer

Enclosure: Minutes of Resolution #63/2014

cc: Township of Langley (File #AC000058)

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## MINUTES OF THE PROVINCIAL AGRICULTURAL LAND COMMISSION

A meeting was held by the Provincial Agricultural Land Commission on January 23, 2014 at the offices of the Commission located at #133 – 4940 Canada Way, Burnaby, B.C. as it relates to Application #53501.

### 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
Jim Collins	Commissioner

### COMMISSION STAFF PRESENT:

Tony Pellett	Planner
Jennifer Carson	Planner
Lindsay McCoubrey	Planner
Eamonn Watson	Planner
Colin Fry	Executive Director

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### PROPOSAL (Submitted pursuant to section 20(3) of the *Agricultural Land Commission Act*)

To allow the development of an office space and two (2) living spaces in the second floor of an existing farm building located on the subject property. The living spaces would be for family members and support the existing blueberry operation.

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### PROPERTY INFORMATION:

**Owners:** Lucinda Fanny Clingan  
Carmen Mabel Klassen  
Sampson Yuk Gun Klassen  
(As Joint Tenants)

**Legal:** PID: 005-012-481  
Parcel 13, Section 22, Township 10, New Westminster District, Reference Plan 51947

**Location:** 24576 – 32<sup>nd</sup> Avenue, Langley

**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.
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## COMMISSION CONSIDERATION

After considering the information the Commission concluded as follows:

The Commission considered the size of the subject property (approximately 1.8 ha) and that there is already one permanent home and one manufactured home on the subject property.

### Conclusion:

The Commission does not believe that the proposed dwelling is directly required for farm purposes. In addition, the Commission believes that the size of the subject property and farm operation does not necessitate any further dwellings on the subject property. In terms of need, the additional living accommodations and office space are not commensurate with the size of the existing agricultural operation.

### IT WAS

**MOVED BY:** Commissioner Pranger

**SECONDED BY:** Commissioner Dyson

THAT the request to develop an office space and two (2) living spaces in the second floor of an existing farm building located on the subject property be refused.

### CARRIED

**Resolution #63/2014**