



**Agricultural Land Commission**  
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December 6<sup>th</sup>, 2016

ALC File: 54536

Tammy Stamnes  
16095 77<sup>th</sup> Ave  
Surrey, BC V4N 0T2

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

Please find attached the Reasons for Decision of the Agricultural Land Commission (Resolution # 416/2016) as it relates to the above noted application.

**Reconsideration of a Decision as Directed by the ALC Chair**

Please note that pursuant to [s. 33.1 of the Agricultural Land Commission Act](#), the Chair may direct the executive committee to reconsider any panel decision if, within 60 days from the date of this decision, he considers that the decision may not fulfill the purposes of the commission as set out in s. 6, or does not adequately take into consideration s. 4.3.

You will be notified in writing if the Executive Committee is directed to reconsider your decision. The Commission advises you to take this 60 day period into consideration prior to proceeding with any actions upon this decision.

**Reconsideration of a Decision by an Affected Person**

We draw your attention to [s. 33\(1\) of the Agricultural Land Commission Act](#) which provides a person affected the opportunity to submit a request for reconsideration.

- 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.

For further clarity, s. 33.1 and s. 33(1) are separate and independent sections of the *Agricultural Land Commission Act*.

Further correspondence with respect to this application is to be directed to Kelsey-Rae Russell at (Kelseyrae.Russell@gov.bc.ca).

Yours truly,

PROVINCIAL AGRICULTURAL LAND COMMISSION

Per:

A handwritten signature in black ink, appearing to read 'K. Russell', written in a cursive style.

Kelsey-Rae Russell, Land Use Planner

Enclosure: Reasons for Decision (Resolution #416/2016)

cc: Township of Langley (File: 11-27-0024)

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## **AGRICULTURAL LAND COMMISSION FILE 54536**

### **REASONS FOR DECISION OF THE SOUTH COAST PANEL**

**Application submitted pursuant to s. 21(2) of the *Agricultural Land Commission Act***

**Applicant:**

**Fraser Pulp Chips Ltd Brown  
(the “Applicant”)**

**Agent:**

**Tammy Stamnes  
(the “Agent”)**

**Application before the South Coast Regional Panel:**

**William Zylmans, Panel Chair  
Gordon McCallum**



## THE APPLICATION

[1] The legal description of the property involved in the application is:

Property1:

Parcel Identifier: 013-283-251

North East Quarter Section 24, Township 11, Except:

Firstly: Parcel "A" (Plan With Fee Deposited 11980F),

Secondly: Part On Plan With Bylaw Filed 46281,

Thirdly: Parcel "E" (Bylaw Plan 62542),

Fourthly: Parts Dedicated Road On Plan LMP4052,

New Westminster District

Area: 62.7 ha

Property 2:

Parcel Identifier: 003-110-753

Lot 7 Section 24 Township 11 and Section 19 Township 14 new Westminster District

Plan 62543

Area: 0.8 ha

collectively the "Properties"

[2] The Properties share the civic address 7887 264<sup>th</sup> Street, Langley, BC.

[3] The Properties are located within a designated agricultural land reserve ("ALR") as defined in s. 1 of the *Agricultural Land Commission Act* (the "ALCA").

[4] The Properties are located within Zone 1 as defined in s. 4.2 of the *ALCA*.

[5] Pursuant to s. 21(2) of the *ALC* the Applicants are applying to adjust the lot boundaries between Property 1 and Property 2 to create a 61.5 ha lot and a 2.0 ha lot (the "Proposal").



The Proposal along with supporting documentation is collectively the application (the “Application”).

### **RELEVANT STATUTORY PROVISIONS**

[6] The Application was made pursuant to s. 21(2) of the *ALCA*:

21(2) An owner of agricultural land may apply to the commission to subdivide agricultural land.

[7] The Panel considered the Application within the context of s. 6 of the *ALCA*:

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.

### **EVIDENTIARY RECORD BEFORE THE PANEL**

[8] The Panel considered the following evidence:

1. The Application
2. Local government documents
3. Previous application
4. Agricultural capability map, ALR context map, and satellite imagery

All documentation noted above was disclosed to the Agent in advance of this decision.



[9] At its meeting of 29th February 2016, the Township of Langley resolved:

*That the lot line application submitted by Fraser Pulp Chips Ltd located at 7887 264<sup>th</sup> Street and the 7900 block of 264<sup>th</sup> Street, within the Agricultural Land Reserve may be considered pursuant to Section 110.5 of the Township's Zoning Bylaw and that the Agricultural Land Commission be requested to review the application based on agricultural considerations.*

[10] The Panel reviewed one previous application involving the Property:

Application ID:53262  
(Fraser Pulp Chips Ltd, 2013)

To install a manufactured triple-wide residence on the Property. One residence on the Property would be occupied by the owner, and the other residence would be occupied by the owner's son and daughter-in-law. Application for a non-farm use. The application was approved by ALC Resolution #295/2013.

**Note: Application 53262 pertains to Property 1 of this application.**

### **SITE VISIT**

[11] The Panel, in the circumstances of the Application, did not consider it necessary to conduct a site visit to the Property based on the evidentiary record associated with the Application

### **FINDINGS**

[12] In assessing agricultural capability, the Panel referred in part to agricultural capability mapping and ratings. The ratings are identified 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.018 for the mapping units encompassing the Properties are approximately 90% (5:2TD – 3.3TD – 2:3DW) and 10% (9:7T – 1:5T).



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.

Class 5 - land is capable of production of cultivated perennial forage crops and specially adapted crops. Soil and/or climate conditions severely limit capability.

Class 7 - land has no capability for soil bound agriculture.

The limiting subclasses associated with this parcel of land are W (excess water), D (undesirable soil structure), and T (topographic limitations).

In this regard, the Panel finds that the majority of the land making up the Properties is of prime agricultural capability, and is appropriately designated within the ALR.

[13] The Application states that the Proposal supports agriculture, as planting and propagation for plants on the golf course will occur on the residential parcel. The Panel finds that maintaining the current configuration of the Property will not hinder the planting and propagation of golf course plants.

[14] The Application states that the proposed subdivision would reconfigure the lots in in such a manner that residential development could be accommodated. The Panel is not amenable to the introduction of new residential parcels into the ALR as it would increase the residential use of agriculturally designated land and may lead to further pressures for subdivision.

## **DECISION**

[15] For the reasons given above, the Panel refuses the Proposal.

[16] These are the unanimous reasons of the South Coast Panel of the Agricultural Land Commission.

[17] A decision of the Panel is a decision of the Commission pursuant to s. 11.1(5) of the *Agricultural Land Commission Act*.

[18] This decision is recorded as Resolution #416/2016 and is released on December 6<sup>th</sup>, 2016.

**CERTIFICATION OF DECISION**

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William Zylmans, Panel Chair, on behalf of the South Coast Panel

**END OF DOCUMENT**