



**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

February 23, 2006

Reply to the attention of Gordon Bednard

Canadian Valley Growers Ltd  
5271 - 256th Street  
Aldergrove, BC V4W 2V1

Dear Sirs:

Re: **Application # O-36379**  
**Lot 2, Section 2, Township 11, New Westminster District, Plan 82283**

The Provincial Agricultural Land Commission (the "Commission") has now concluded its review of your application to deposit 5000 cubic metres of fill material on a 0.6 ha portion of the subject property (an old gravel extraction site) to facilitate the use of that area for outdoor growing space for the greenhouse. The application was submitted pursuant to section 20(3) of the *Agricultural Land Commission Act* (the "ALCA").

The Commission wishes to thank you for taking the time to meet with its representatives on February 2, 2006 at the property. The Commission found the meeting and site visit informative.

The Commission writes to advise that it approved your application subject to:

- the use being restricted to the 0.6 ha area identified on the attached plan;
- the understanding that there is to be no overfilling of the area under application;
- drainage is to be maintained such that there will be no impacts on adjacent properties;
- the project follow the guidelines and specifications of the Carr Environmental report attached to the application;
- a maximum of 5000 cubic metres of fill material is to be brought onto the property;
- compliance 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. The Commission suggests you contact the Township of Langley at your earliest convenience.

The decision noted above is recorded as Resolution # **37/2006**. Please quote your application number in any future correspondence.

Yours truly,

PROVINCIAL AGRICULTURAL LAND COMMISSION

Per:

Erik Karlsen, Chair

cc: Township of Langley - Attn: Paul Albrecht (#SO000348)  
Cummings Contracting - Attn: Morgan Cummings, 2061 Orchard Drive,  
Abbotsford, BC V3G 2B8

GB/lv/Encl./363791







**Staff Report**  
**Application # O – 36379**  
**Applicant: Canadian Valley Growers Ltd**  
**Agent: Cummings Contractor**

**DATE PREPARED:** January 20, 2006

**TO:** Chair and Commissioners – South Coast Panel

**FROM:** Gordon Bednard, Regional Research Officer

**PROPOSAL:** To deposit 5000 cubic metres of fill material on a 0.6 ha portion of the subject property (old gravel extraction site) to facilitate the use of that area for outdoor growing space for the greenhouse.

This application is made pursuant to section 20(3) of the *Agricultural Land Commission Act*.

**BACKGROUND INFORMATION:**

The applicant, through his agent Cummings Contracting propose to gradually fill in an existing pond area created by groundwater seepage into an old gravel pit. The water will be gradually displaced into a length of ditching and will be dispersed into the ground. A report from Carr Environmental consultants have established a list of specifications for the proposed work and will be monitoring the site to ensure the works are being done as prescribed.

**Local Government:**

The Corporation of the Township of Langley

**Legal Description of Property:**

PID: 014-587-122

Lot 2, Section 2, Township 11, New Westminster District, Plan 82283

**Purchase Date (m/d/y):**

09/01/2004 (from supplied title)

**Location of Property:**

5271-256 St, Langley

**Size of Property:**

6.2 ha (The entire property is in the ALR).

**Present use of the Property:**

greenhouses

**Surrounding Land Uses:**

**WEST:** Small hobby farm in ALR, rural residential (non-ALR) beyond

**SOUTH:** Large active farm operations in ALR

**EAST:** Large farm acreages with some active farms and some forested lands, in ALR

**NORTH:** Rural residential and hobby farms (horses) in ALR

**Agricultural Capability:**

Data Source: Agricultural Capability Map # 92G/2h

The majority of the property is identified as having Prime Dominant ratings of class 1-3

**PREVIOUS APPLICATIONS:**

None

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**LOCAL GOVERNMENT RECOMMENDATIONS/COMMENTS:**

forwarded with no comment

**STAFF COMMENTS:**

Staff recommends allowance of the placement of up to 5000 cubic metres of clean fill material and topsoil subject to the project following the guidelines of the Carr report submitted with the application, and receipt of a closure report confirming the area has been successfully rehabilitated.

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**END OF REPORT**

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**Signature**

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**Date**