



**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 20, 2006

Reply to the attention of Gordon Bednard

Michael & Gary Combs  
22180 - 16th Avenue  
Langley, BC V2Z 1L3

Dear Sirs:

Re: **Application # O-36384**

1. PID: 011-314-613

West 330 Feet Lot 4, Section 7, Township 10, New Westminster District,  
Plan 8306;

2. PID: 017-554-993

Lot B, Section 7, Township 10, New Westminster District, Plan LMP2269.

The Provincial Agricultural Land Commission (the "Commission") has now concluded its review of your application to place fill and topsoil (totaling 50,000 cubic metres) onto a 5 ha area of the two subject properties to facilitate the use of the properties for a turf farm. You have stated that at present, the sloping topography of the properties and the location of a stream make the lands unsuitable for the agricultural use. By relocating the stream and placing the fill and topsoil material, you propose to enhance the agricultural utility of the properties. 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 following conditions:

- A) Receipt and approval by the Commission of a report from a qualified registered professional, detailing a process for the handling of existing and imported soils on the property with the end result being the enhancement of the property for agricultural use. This report must include a proposed monitoring program to ensure the placement of soils and ultimate rehabilitation of the property is in compliance with the above goals and in accordance with the approval of the Commission;
- B) A maximum of 50,000 cubic metres of agricultural grade soils are to be imported to the property;
- C) A security in the amount of \$50,000, in the form of an irrevocable letter of credit, is to be received prior to the commencement of operations, and is posted with the Commission to ensure the proposed filling and rehabilitation of the property both proceeds as approved, and is monitored as specified;
- D) Monitoring of the operation by a qualified registered professional must be ongoing with submission of yearly reports, and a closure report confirming the enhancement of the agricultural utility of the property must be received and approved by the Commission;
- E) 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 and Department of Fisheries and Oceans at your earliest convenience.

Page 2 - #36384

The decision noted above is recorded as Resolution #36/2006.

Please quote your application number in any future correspondence.

Yours truly,

PROVINCIAL AGRICULTURAL LAND COMMISSION

Per:

Erik Karlsen, Chair

cc: Township of Langley Attn: Phil Lemay file#SO000344  
Larry & Joan Oster - 20260 - 28th Avenue, Langley, BC, V2Z2B9

GB/lv  
36384d1



- 1) Receipt and approval by the Commission of a report from a qualified registered professional, detailing a process for the handling of existing and imported soils on the property with the end result being the enhancement of the property for agricultural use. This report must include a monitoring program to ensure the placement of soils and ultimate rehabilitation of the property is in compliance with the above goals and in accordance with the approval of the Commission;
- 2) A maximum of 50,000 cubic metres of agricultural grade soil is to be imported to the property;
- 3) A security in the amount of \$50,000, in the form of an irrevocable letter of credit, is to be received prior to the commencement of operations, and is posted with the Commission to ensure the proposed filling and rehabilitation of the property proceeds as approved, and that the project is monitored as specified;
- 4) Monitoring of the operation by a qualified registered professional must be ongoing, with submission of yearly reports, and a closure report confirming the enhancement of the agricultural utility of the property must be received and approved by the Commission;
- 5) 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.

CARRIED