



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

May 19, 2006

Reply to the attention of Gordon Bednard

Kuldeep and Rajinder Thind
5297 - 264th Street
Aldergrove, BC V4W 1K4

Dear Sir/Madam:

Re: Application # O-36521
PID: 010-830-944
Lot 2, New Westminster District, EXCEPT Part on Highway Plan 23059, Section 1,
Township 11, Plan 3089

The Provincial Agricultural Land Commission (the "Commission") has now concluded its review of your application to place up to 1400 cubic metres of fill, consisting of material from a construction site, onto a low lying area at the back of the property. The fill is intended to level the land to facilitate the planting of crops. The application was submitted pursuant to section 20(3) of the *Agricultural Land Commission Act* (the "ALCA").

The Commission wishes to thank Rajinder Thind for taking the time to meet with its representatives on April 26, 2006 at the property. The Commission found the meeting and site visit informative. In particular, the Commission noted that approximately 700 cubic metres of fill had already been placed in the area under application. Ms. Thind asserted that only an additional 700 cubic metres of soil would be needed to finish the project and allow planting to proceed.

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;
- only 700 cubic metres of agricultural quality soil being added to the fill material already in place;
- existing drainage being maintained. The placement of additional soil is not to disrupt natural drainage or cause drainage problems on adjacent lands;
- upon completion of the project the applicant must supply the Commission with evidence that the project has been completed as per this approval, and that the property has been enhanced for agricultural use by the placement of this soil;
- 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 # **230/2006**.

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Please quote your application number in any future correspondence.

Yours truly,

PROVINCIAL AGRICULTURAL LAND COMMISSION

Per:

Erik Karlsen, Chair

pc: Township of Langley - Attn: Phil Lemay (#SO000343)

GB/lv/Encl.
36521d1

CH=1 SIDE

TREED LOT

NORTH ←

264 ST.

→ SOUTH

317-264 ST.

5235-264 ST.

HOUSE

HOUSE

SOUTH NEIGHBOUR.

NORTH SIDE

DRIVEWAY

FRONT YARD

PROPOSED TREE DRIVWAY

HOUSE

GARAGE

STRAVURE

SHOP

BARN

BARN

PLANTED BLUEBERRY AREA APPROX 2.5 ACRES

PLANTED STRAWBERRY AREA APPROX 2 ACRES

PLANTED RASPBERRY AREA APPROX 1 ACRE

CORN / COLE SLIPPE PUMPKIN FIELD 1 ACRE

PROPOSED FILL AREA LOW AREA APPROX 1.5 ACRES

GREENHOUSES

Provincial Agricultural Land Commission

Application: O-36521

Resolution # 230/2006

Subject property.

Approved 0.6 ha area for placement of up to 700 cubic metres of agricultural soil



CREEK; WATER ONLY IN WINTER MONTHS DRY DURING THE SUMMER

BACK SIDE TREED LOT.

MINUTES OF THE PROVINCIAL AGRICULTURAL LAND COMMISSION

Minutes of a meeting held by the Provincial Agricultural Land Commission (the "Commission") on April 26, 2006 at Fort Langley, B.C.

PRESENT: Peter Dhillon Chair
Carol Paulson Commissioner
Walter Dyck Commissioner

STAFF: Gordon Bednard, Regional Research Officer

For Consideration

Gordon Bednard presented his staff report dated April 12, 2006 regarding application #O-36521.

Site Inspection

A site inspection was conducted on April 26, 2006. Those in attendance were:

- Commissioners Dhillon, Paulson, & Dyck
- Agricultural Land Commission Staff: Gordon Bednard, Regional Research Officer
- Rajinder Thind

The Commission viewed the area proposed for fill placement and noted that some material had already been placed. The applicant confirmed that approximately 700 cubic metres of fill material had been placed and that only 700 cubic metres more were needed.

Commission Discussion

The Commission considered that the placement of an additional 700 cubic metres of good, agricultural quality soil in the area under application, would ultimately increase the overall agricultural utility of the farm.

IT WAS

MOVED BY: Commissioner Carol Paulson
SECONDED BY: Commissioner Walter Dyck

THAT the staff report be received and the application be approved. Only 700 cubic metres of agricultural quality soil is to be added to the material already placed. Existing drainage is to be maintained and the placement of this soil is not to disrupt natural drainage or cause drainage problems on adjacent properties.

Upon completion of the project the applicant must supply the Commission with evidence that the project has been completed as per this approval, and that the property has been enhanced for agricultural use by the placement of this soil.

This approval is subject to compliance with any other enactment, legislation or decision of any agency having jurisdiction.

CARRIED



Staff Report
Application # O – 36521
Applicant: Kuldeep & Rajinder Thind

DATE PREPARED: April 12, 2006

TO: Chair and Commissioners – South Coast Panel

FROM: Gordon Bednard, Regional Research Officer

PROPOSAL: To place up to 1400 cubic metres of fill, consisting of material from a construction site, onto a low lying area at the back of the property. The fill is intended to level the land to facilitate the planting of crops.

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

BACKGROUND INFORMATION:

No agricultural development plan, or rehabilitation plan, has been received by the Commission for this proposal.

Local Government:

The Corporation of the Township of Langley

Legal Description of Property:

PID: 010-830-944
Lot 2, New Westminster District, EXCEPT Part on Highway Plan 23059, Section 1, Township 11, Plan 3089

Location of Property:

5297 - 264th Street, Township of Langley

Size of Property:

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

ALR Area under application:

0.6 ha

Present use of the Property:

One house, garage, shop and barn, berry crops

Surrounding Land Uses:

WEST: Greenhouse, nursery, forested properties, in ALR
SOUTH: Horse farm, in ALR
EAST: Forested 3-4 ha lots, in ALR
NORTH: Rural residential with Highway #1 beyond, in ALR

Agricultural Capability:

Data Source: Agricultural Capability Map # 92G/1d
The majority of the property is identified as having Prime Dominant ratings.

Official Community Plan and Designation:

Information pending

Zoning Bylaw and Designation:

Rural 3

PREVIOUS APPLICATIONS:

Application #14305-0

Applicant: Regier, Jacob & Elizabeth
Decision Date: 1982
Proposal: Homesite subdivision
Decision: Refused as both owners and son have permanent homes on property

LOCAL GOVERNMENT RECOMMENDATIONS/COMMENTS:

Forwarded without comment or recommendation.

STAFF COMMENTS:

Staff is concerned that small proposals like this, if not monitored at some level, may grow and expand beyond the size approved. Staff feels it would be appropriate to require a bond of \$5000 and a professional signoff report following completion of the project to ensure there is some benefit to agriculture.

END OF REPORT

Signature

Date

Fx: 951-0184

604
Indy - 250-3834

} call + FR when ready.

EAST SIDE

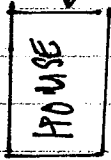
TREED LOT

NORTH ←

264 ST.

→ SOUTH

317-264 ST.



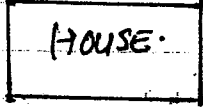
DRIVEWAY



FRONT YARD

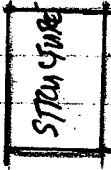
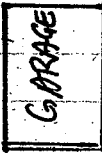
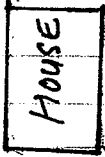
PROPOSED
TOP DRIVEWAY

5235-264 ST.

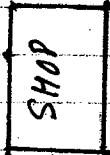


SOUTH NEIGHBOUR.

NORTH SIDE.



PLANTED
BLUEBERRY AREA
APPROX 2.5 ACRES.

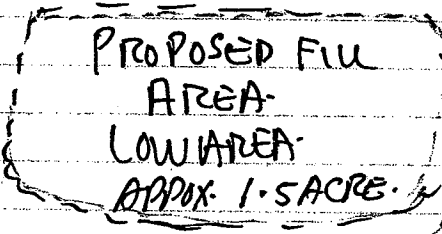


PLANTED
STRAWBERRY AREA
APPROX 2 ACRES

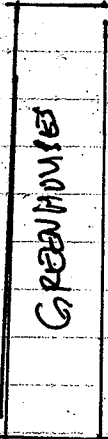


PLANTED
RASPBERRY
AREA
APPROX 1 ACRES.

CORN / COLE CROPS
PUMPKIN FIELD 1 ACRES.



CREEK; WATER ONLY
IN WINTER MONTHS
DRY DURING THE SUMMER



GREENHOUSES

BACK SIDE TREED LOT.