



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

September 25, 2006

Reply to the attention of Gordon Bednard

Patricia Katherine Stevenson
920 – 272nd Street
Aldergrove, BC VOX 1A0

Dear Madam:

Re: Application #O-36853
PID: 007-568-118
North Half of the West Half of the South Half of the South West Quarter Section 8
Township 13, New Westminster District

The Provincial Agricultural Land Commission (the "Commission") has now concluded its review of your application to include an 8 ha property into the ALR. The application was submitted pursuant to section 15 of the *Agricultural Land Commission Act*.

The Commission wishes to thank Norm Tapp and Pat Brisbin for taking the time to meet with its representatives on August 31, 2006 at the property. The Commission found the meeting and site visit informative.

Please find attached a copy of the minutes of Resolution # 459/2006 outlining the Commission's decision as it relates to the above noted application.

Yours truly,

PROVINCIAL AGRICULTURAL LAND COMMISSION

Per:

A handwritten signature in black ink, appearing to read 'E. Karlsen', is written over a white background.

Erik Karlsen, Chair

pc: Township of Langley - Attn: Bill Ulrich (AL10016/AL10017)
Norm Tapp, 25469 – 84th Avenue, Langley, BC V1M 3N2

GB/lv/Encl.
36853d1

IT WAS

MOVED BY: Commissioner Erik Karlsen

SECONDED BY: Commissioner Lorne Seitz

That the application as presented be refused, but further, that the applicant and the Township of Langley be advised that the Commission would welcome full agricultural rehabilitation and inclusion of the subject parcel and adjoining land into the ALR, but not if rehabilitation is contingent on subdivision or non-farm development of other ALR lands in an area or areas where the Commission is unconvinced that allowing such subdivision or non-farm development would be consistent with its mandate.

CARRIED



Staff Report
Application # O – 36853
Applicant: Patricia Katherine Stevenson
Agent: Z&R Trucking (Norm Tapp)

DATE PREPARED: August 18, 2006

TO: Chair and Commissioners – South Coast Panel

FROM: Gordon Bednard, Regional Research Officer

PROPOSAL: To include 7.95 ha, located at 920 - 272 Street, Aldergrove. The property is presently a former gravel pit which is being filled/rehabilitated. A report by a Professional Agrologist, which makes preliminary recommendations regarding the potential for rehabilitation of the pit to an agricultural standard, is appended to the application. This application is made in conjunction with an application for the subdivision of a 6.8 ha property into 17 lots. See also application O-36852

This application is made pursuant to section 15 of the *Agricultural Land Commission Act*.

BACKGROUND INFORMATION:

Local Government:

The Corporation of the Township of Langley

Legal Description of Property:

PID: 007-568-118

North Half of the West Half of the South Half of the South West Quarter Section 8 Township 13,
New Westminster District

Purchase Date (m/d/y):

03/01/2005

Location of Property:

920 - 272 Street, Aldergrove

Size of Property:

8.1 ha

Present use of the Property:

SR1 zoned, vacant pasture land

Surrounding Land Uses:

- WEST:** Lands owned by Township, zoned industrial
- SOUTH:** Rural residential and GVRD Aldergrove Lake Regional Park
- EAST:** Rural Residential
- NORTH:** Rural Residential and GVRD waste transfer station

Note that a number of these adjacent lands have been used for gravel extraction in the past. They have never been within the ALR due to this historic use and poor capability.

Agricultural Capability:

Data Source: Agricultural Capability Map # 92G/1d
The majority of the property is identified as having Prime Dominant ratings which are erroneous due to the nature of the past land use.

Official Community Plan and Designation:

Agricultural / Countryside

Zoning Bylaw and Designation:

Designation: Rural Zone RU-2

PREVIOUS APPLICATIONS:

NONE

LOCAL GOVERNMENT RECOMMENDATIONS/COMMENTS:

Forwarded application with endorsement.

Local Government Staff: not supported

STAFF COMMENTS:

While the Commission has in past excluded lands in the Township of Langley which have been compensated for by the inclusion of other lands, those examples were situations where the land for exclusion was in an area supported by the Township of Langley, where the Commission had agreed to a change in use, and the exclusion area was adjacent to other non-farm uses. As well, the areas proposed for inclusion were adjacent to active agricultural areas.

In the case of this application neither situation is apparent. The area proposed for inclusion is isolated from adjacent agricultural lots by areas of non-ALR which could be developed in any number of ways, thereby potentially creating an intolerable situation for any attempted farming. Also, the area proposed for subdivision would introduce a solid wall of urban land use along areas of active farming, thereby introducing a major cause of conflict between farming and residential use.

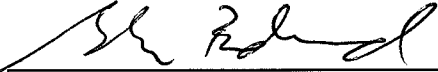
While staff would encourage the filling and rehabilitation of the gravel pit site to an agricultural standard (preferably as part of a broader inclusion package initiated by the Township of Langley – the dominant land owner in this area), its inclusion into the ALR might not be considered as compensating for the loss to agriculture of the subdivided lands and the problems which may arise in the future due to their residential use.

The Commission may wish to consider each aspect of these two applications in isolation to decide if each would be permitted on their own merits, before considering if one could compensate for the other.

ATTACHMENTS:

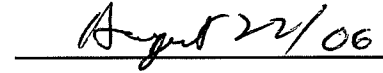
ALR map
Airphoto of property

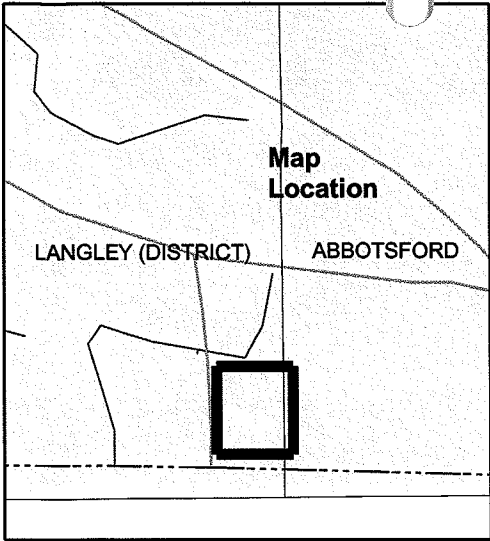
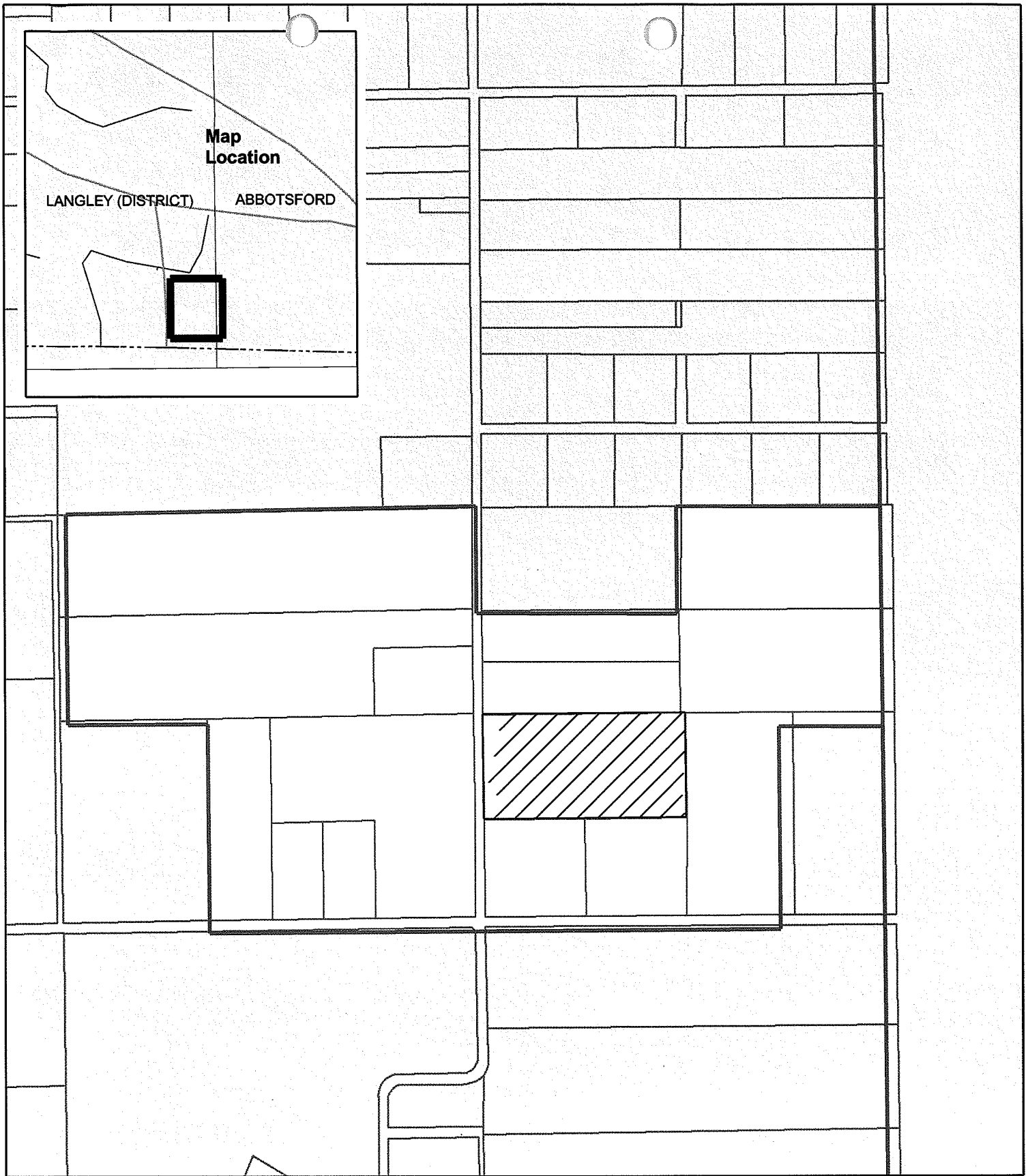
END OF REPORT

A handwritten signature in black ink, appearing to read "Sh. Rodriguez", written over a horizontal line.

Signature

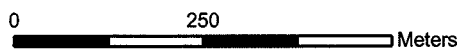
Date

A handwritten date "August 22/06" in black ink, written over a horizontal line.



ALC Context Map

Map Scale: 1:10,000



| | |
|--------------------|-------------------|
| ALC File#: | 11-06-36853 |
| Map Sheet #: | 92G/01 |
| Regional District: | Greater Vancouver |