



Agricultural Land Commission
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June 23, 2008

Reply to the attention of Ron Wallace
ALC File: O-37988

Niels Hovde
27820 Watson Road
Abbotsford, BC V4X1P4

Dear Mr. Hovde:

Re: Application to Place Fill in the Agricultural Land Reserve

Please find attached the Minutes of Resolution # 289/2008 outlining the Commission's decision as it relates to the above noted application.

The Commission has allowed your proposal to place ± 6000 cubic meters of fill over 0.6 ha to provide for a more level field. This decision is subject to the following conditions:

- the fill be done in accordance with the proposal submitted with the application
- topsoil from the fill site to be stripped away prior to placement of fill and then returned as the top layer of soil
- photographs to be taken of the fill area before and after the completion of the fill project
- the fill project must be completed by October 1, 2008 (photographs of fill area to be submitted to the Commission at this time).

Yours truly,

PROVINCIAL AGRICULTURAL LAND COMMISSION

Per: 

Erik Karlsen, Chair

cc: Township of Langley

Enclosure: Minutes

Class 3 – Land in this class has limitations that require moderately intensive management practices or moderately restrict the range of crops, or both.

Subclasses

D undesirable soil structure
T topography
W excess water

Assessment of Agricultural Suitability

The Commission assessed whether the external factors such as encroaching non-farm development have caused or will cause the land to become unsuitable for agriculture. The Commission does not believe there are external factors that render the land unsuitable for agricultural use.

Assessment of Impact on Agriculture

The Commission also assessed the impact of the proposal against the long term goal of preserving agricultural land. The Commission felt the proposed fill would improve the site for agriculture if done according to the plan presented with the application.

Conclusions

1. That the land under application has agricultural capability and is appropriately designated as ALR.
2. That the land under application is suitable for agricultural use.
3. That the proposed fill will improve the site if done according to the plan presented with the application.

IT WAS

MOVED BY: Commissioner Bose
SECONDED BY: Commissioner Pranger

THAT the application be allowed subject to the following conditions:

- the fill be done in accordance with the proposal submitted with the application
- topsoil from the fill site to be stripped away prior to placement of fill and then returned as the top layer of soil
- photographs to be taken of the fill area before and after completion of the fill project
- the fill project must be completed by October 1, 2008 (photographs of fill area to be submitted to the Commission at this time).

This decision does not relieve the owner or occupier of the responsibility to comply 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

Resolution # 289/2008