



**Agricultural Land Commission**  
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Burnaby, British Columbia V5G 4K6  
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www.alc.gov.bc.ca

December 22, 2008

Reply to the attention of Ron Wallace  
ALC File: O-38510

John & Doris Bazso  
21729 - 56 Avenue  
Langley, BC V2Y2M9

Dear Madam/Sir:

**Re: Application for Non-Farm Use in the Agricultural Land Reserve**

Please find attached the Minutes of Resolution # 789/2008 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 'Erik Karlsen', is written over a horizontal line.

Erik Karlsen, Chair

Enclosure: Minutes/Sketch Plan

cc: The Township of Langley (SO000557)  
BC Assessment, Langley

RW/  
i/O-38510d1



# MINUTES OF THE PROVINCIAL AGRICULTURAL LAND COMMISSION

**A meeting was held by the Provincial Agricultural Land Commission on November 18, 2008 in Langley, B.C.**

<b>PRESENT:</b>	Sylvia Pranger	Chair, South Coast Panel
	Michael Bose	Commissioner
	John Tomlinson	Commissioner
	Ron Wallace	Staff
	Tony Pellett	Staff

### For Consideration

Application: # O- 38510  
 Applicant: John & Doris Bazso  
 Proposal: The applicant is proposing to add approximately 91 cubic meters of fill in 4 separate areas to help eliminate some flooding during the winter.  
 Legal: PID: 006-578-772  
 Location: Lot 8, Section 7, Township 11, New Westminster District, Plan 42988  
 21729 - 56th Avenue, Langley

### Site Inspection

A site inspection was conducted on November 18, 2008. Those in attendance were:

- Sylvia Pranger                      Chair, South Coast Panel
- Michael Bose                        Commissioner
- John Tomlinson                      Commissioner
- Ron Wallace                         Staff
- Tony Pellett                         Staff
- John Bazso                            Applicant

The Commissioners and staff met with Mr. Bazso to discuss the application. Mr. Bazso indicated that all the proposed fill has already been added to the site located in the northwest corner of the property. The fill was added to help alleviate a flooding problem that was caused by a previous application for fill made in 2005 for the adjacent property to the west of the subject property. Mr. Bazso still believes that during wet weather conditions the northwest corner of his property is susceptible to flooding due to the way his neighbor to the west filled his property.

It was noted that the Township of Langley issued a Stop Work Order for the property that was being filled without an approval.

### Context

The proposal was weighed against the purposes of the Commission as stipulated in section 6 of the *Agricultural Land Commission Act* (the "Act"). They are:

1. to preserve agricultural land
2. to encourage farming on agricultural land in collaboration with other communities of interest, and

3. to encourage local governments, first nations, the government and its agents to enable and accommodate farm use of agricultural land and uses compatible with agriculture in their plans, bylaws and policies.

## **Discussion**

### **Assessment of Agricultural Capability**

In assessing agricultural capability, the Commission refers in part to agricultural capability mapping and ratings. The ratings are interpreted using the Canada Land Inventory (CLI), 'Soil Capability Classification for Agriculture' system, or the BC Land Inventory (BCLI), 'Land Capability Classification for Agriculture in B.C.' system.

The agricultural capability of the soil of the subject property is

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

Class 4 – Land in this class has limitations that require special management practices or severely restrict the range of crops, or both.

#### Subclasses

D      undesirable soil structure  
W      excess water

### **Assessment of Agricultural Suitability**

The Commission assessed whether 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 noted that the proposed fill had already been applied to the site and is supportive of the amount applied but would not be in favor of additional fill being placed on the property. The Commission believes the flooding problem was largely caused by the filling that occurred on the adjacent property to the west. As a result, the Commission will ask its Compliance and Enforcement staff to work with the adjacent owner in order to fix the problem.

#### **IT WAS**

**MOVED BY:**            Commissioner Bose  
**SECONDED BY:**      Commissioner Tomlinson

THAT the application be approval is subject to the following conditions:

- no additional fill be placed on the subject property
- approval for non-farm use is granted for the sole benefit of the applicant and is non-transferable.

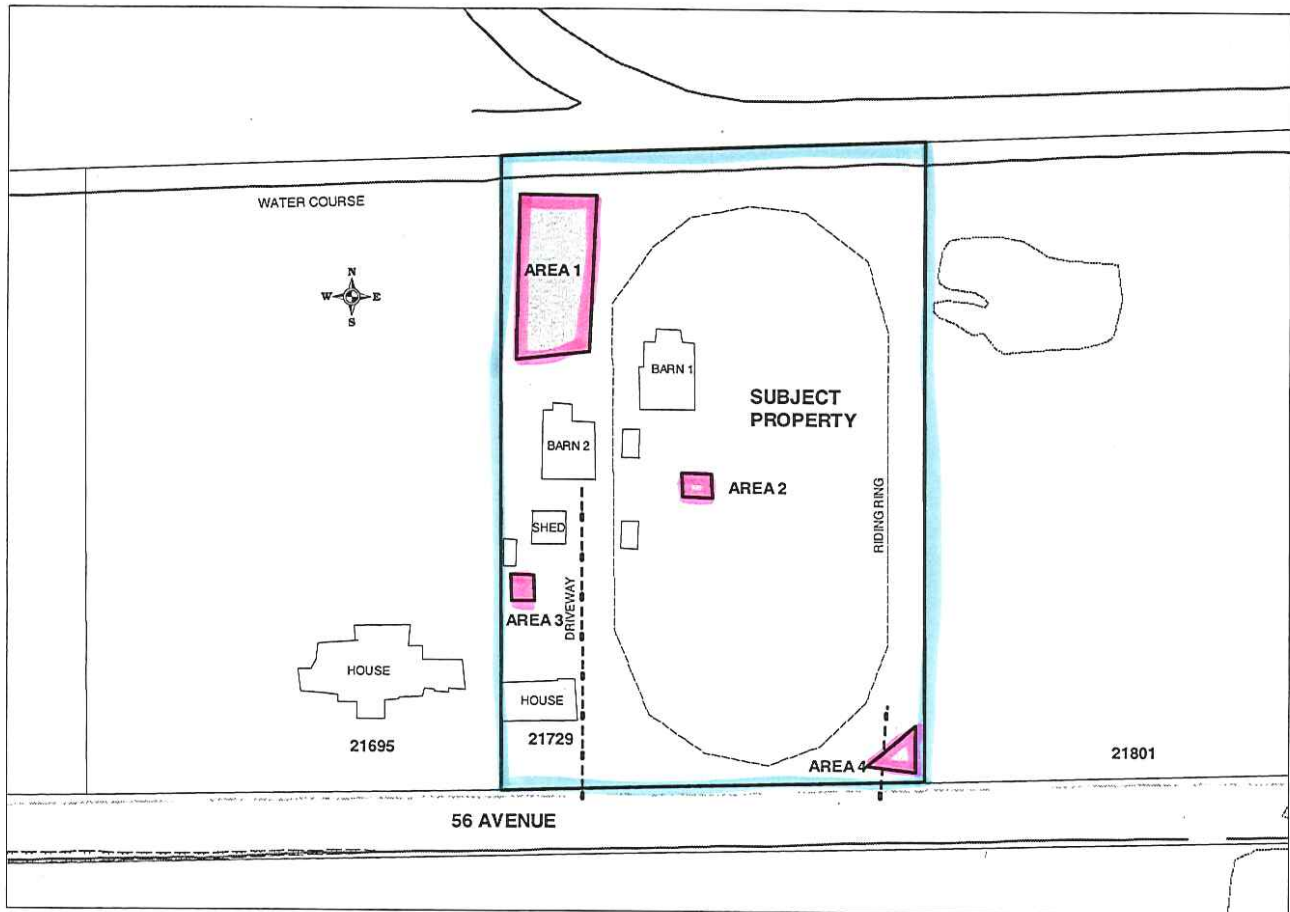
This decision does not relieve the owner or occupier of the responsibility to comply with applicable Acts, regulations, bylaws of the local government, and decisions and orders of any person or body having jurisdiction over the land under an enactment.

**CARRIED**  
**Resolution # 789/2008**

**SOIL DEPOSIT PERMIT APPLICATION SO000557**  
**21729 56 Avenue**

**Owner:** John & Doris Bazso  
21729 56 Avenue  
Langley BC V2Y 2M9

**Legal:** Lot 8, Section 7, Township 11, New West District, Plan 42988 Part SW ¼, Manufactured Home Reg. #91688.



**4 Locations of Proposed Soil Deposit**

**Provincial Agricultural Land Commission**  
**Application #O-38510**  
**Resolution #789/2008**

-  Subject property
-  Areas approved for filling in the ALR