



Agricultural Land Commission
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April 6, 2010

Reply to the attention of Ron Wallace
ALC File: 50849

Fraser Valley Auctions
21801 56th Avenue
Langley, BC V2Y 2M9

Attention: Ken Pearson

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

Please find attached the Minutes of Resolution # **2359/2010** outlining the Commission's decision as it relates to the above noted application. As agent, it is your responsibility to notify your client(s) accordingly.

Other approvals may be necessary. Prior to proceeding, the Commission suggests you contact your Local Government.

Yours truly,

PROVINCIAL AGRICULTURAL LAND COMMISSION

Per:

A handwritten signature in black ink, appearing to read 'Erik Karlsen', is written over the printed name below.

Erik Karlsen, Chair

Enclosure: Minutes

cc: Township of Langley, 20338 – 65 Avenue, Langley, BC V2Y 3J1
Jeremy M. Poole, 2700 – 700 W. Georgia St. Vancouver, BC V7Y 1B8

Discussion

Regardless of whether the berm is technically a farm use under the Agricultural Land Reserve Use Subdivision Procedure Regulation (BC Reg. 171/2002); the onsite inspection shows that it is useful for the subject site (with no precedent to other sites). The proposed importation of structural fill for the farm buildings and to re-grade the rest of the site was supported by the Commission subject to the specifications of the engineering drawing prepared by Neale Engineering Ltd. The Commission believed that an Agrolgist report is not required for this project.

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 proposal benefits agriculture for the subject site.
4. That the proposal is consistent with the objective of the *Agricultural Land Commission Act* to preserve agricultural land.

IT WAS

MOVED BY: Commissioner Tomlinson

SECONDED BY: Commissioner Pranger

THAT the application to import structural fill onto the proposed site be allowed subject to the following conditions:

- The fill project is to be in substantial compliance with the drawing of the proposed development prepared by Neale Engineering Ltd.
- Approval for filling 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. This includes zoning, subdivision, or other land use bylaws, and decisions of any authorities that have jurisdiction under an enactment.

CARRIED

Resolution # 2359/2010