



Agricultural Land Commission
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Burnaby, British Columbia V5G 4K6
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Fax: 604-660-7033
www.alc.gov.bc.ca

September 15, 2005

Reply to the attention of Gordon Bednard

Robert Moore
6964 – 224th Street
Langley, BC V2Y 3K5

Dear Sir:

Re: Application # O-36010
Lot 3, District Lot 302, New Westminster District Group 2, Plan 3095

The Provincial Agricultural Land Commission (the "Commission") has now concluded its review of your application to construct a berm (4.6 meters deep) along the northern boundary of the 16.2 ha property using approximately 18,300 cubic meters of excavation material. The application was submitted pursuant to section 20(3) of the *Agricultural Land Commission Act* (the "ALCA").

The Commission wishes to thank you for taking the time to meet with its representatives on August 3, 2005. The Commission found the meeting and site visit informative.

The Commission writes to advise that it approved your application subject to:

- the berm being restricted to the area identified on the attached plan.
- the demonstration to the Commission that the subject land will still drain without adversely affecting the farm.
- 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 **#476/2005**.

Please quote your application number in any future correspondence.

Yours truly,

PROVINCIAL AGRICULTURAL LAND COMMISSION

Per:

A large, stylized handwritten signature in black ink, appearing to be 'Erik Karlsen', is written over the signature line and extends upwards into the commission name.

Erik Karlsen, Chair

cc: Township of Langley – SO000302
Pay & Save Contracting Ltd, 17421-26th Avenue, Surrey, BC V3S 0A4

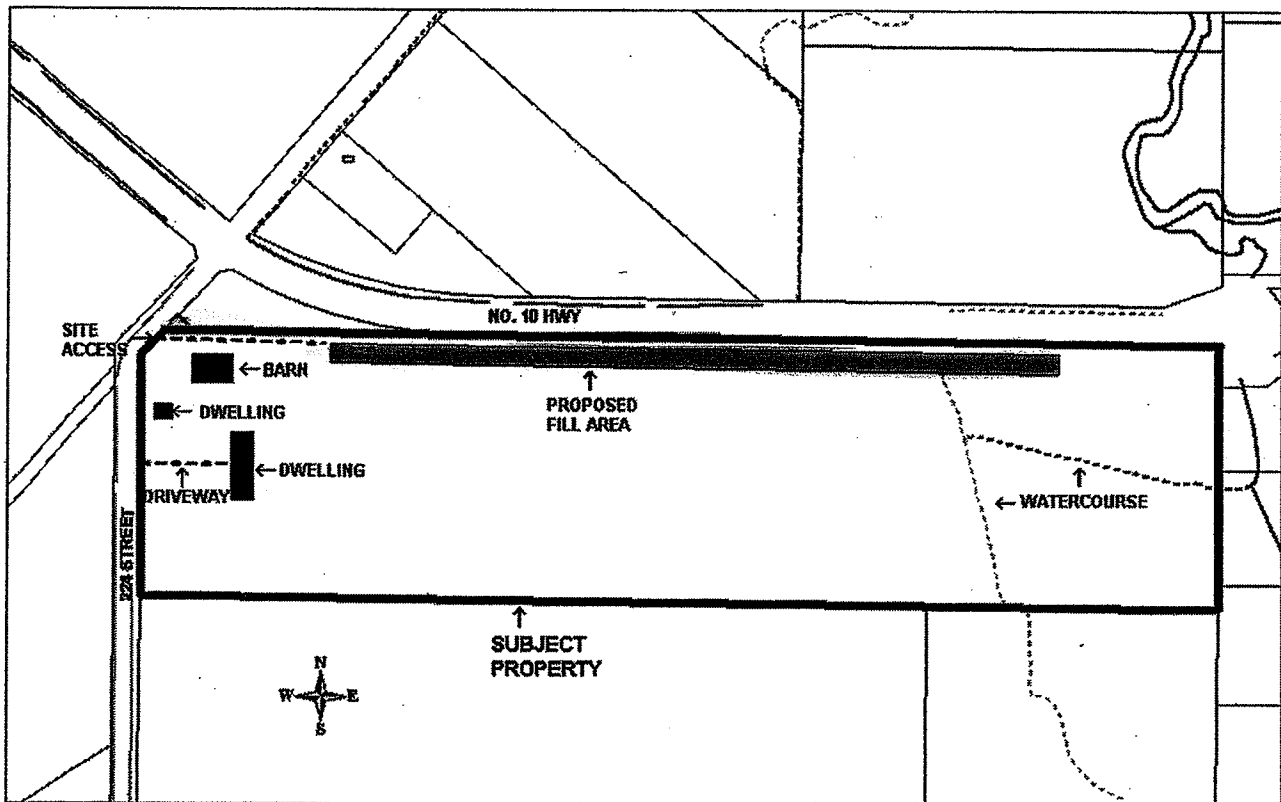
RW/lv/Encl.
36010d1

SOIL DEPOSIT PERMIT APPLICATION
6964 - 224 STREET

Owner: HOME-FRONT EVANGELISM
PO BOX 3333
LANGLEY BC V3A 4R7



RECEIVED
PROV. AGRICULTURAL LAND COMMISSION **APR 29 2005**

Legal: LT 3, DL 302, NWD, PL 3095



1 Location of Proposed Soil Deposit

Provincial Agricultural Land Commission
Application: O-36010
Resolution #476/2005

-  Subject property.
-  Approved fill area for berm



Staff Report
Application # O – 36010
Applicant: Robert Moore
Agent: Pay & Save Contracting Ltd.

Location: 6964 224th Street, Langley

DATE PREPARED: July 22, 2005

TO: Chair and Commissioners – South Coast Panel

FROM: Gordon Bednard, Regional Research Officer

PROPOSAL: To construct a berm for privacy (4.6 meters deep) along the northern boundary of the 16.2 ha property using approximately 18,300 cubic meters of excavation material. It is expected that the project will take one year and will affect 2.2 ha of the property.

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

BACKGROUND INFORMATION:

This proposal was initially presented to the Commission as a Notice of Intent (NOI). The Commission determined at that time that a non-farm application would be required for this project.

The applicant proposes to hydroseed and landscape the berm. The berm is intended to protect the land from pollution and noise from Highway #10. A culvert style pipe will be placed under the berm to collect runoff.

There has been some uncertainty in the past regarding the use of the large residence/church on the property for religious purposes. No application has been made to the Commission for a church on the subject land. The Commission requested the applicant to address the matter of the church by submitting some information to it by April 15, 2005. It does not appear that the applicant has provided the Commission with any details regarding the matter of the church on the property.

There is one previous application on this property (see application details).

Local Government:

The Corporation of the Township of Langley

Legal Description of Property:

1. PID: 010-847-278
Lot 3, District Lot 302, New Westminster District Group 2, Plan 3095

Location of Property:

6964 224th Street, Langley

Size of Property:

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

Present use of the Property:

Residence, residence/church and a barn.

Surrounding Land Uses:

WEST: Greenhouses
SOUTH: Tree farm
EAST: Residential
NORTH: Farm, residential, Highway #10

Agricultural Capability:

Data Source: Agricultural Capability Map # 92G/2a & h
The majority of the property is identified as having prime dominant ratings.

PREVIOUS APPLICATION:

Application #00985-0

Applicant: Paterson, Robert

Decision Date: May 20, 1976

Proposal: To subdivide the property into twenty nine 0.4 ha lots for residential purposes.

Decision: Refused on the grounds that the land contains good soils and is in close proximity to other agricultural operations.

LOCAL GOVERNMENT RECOMMENDATIONS/COMMENTS:

The Township of Langley forwarded this application to the Commission without comment.

STAFF COMMENTS:

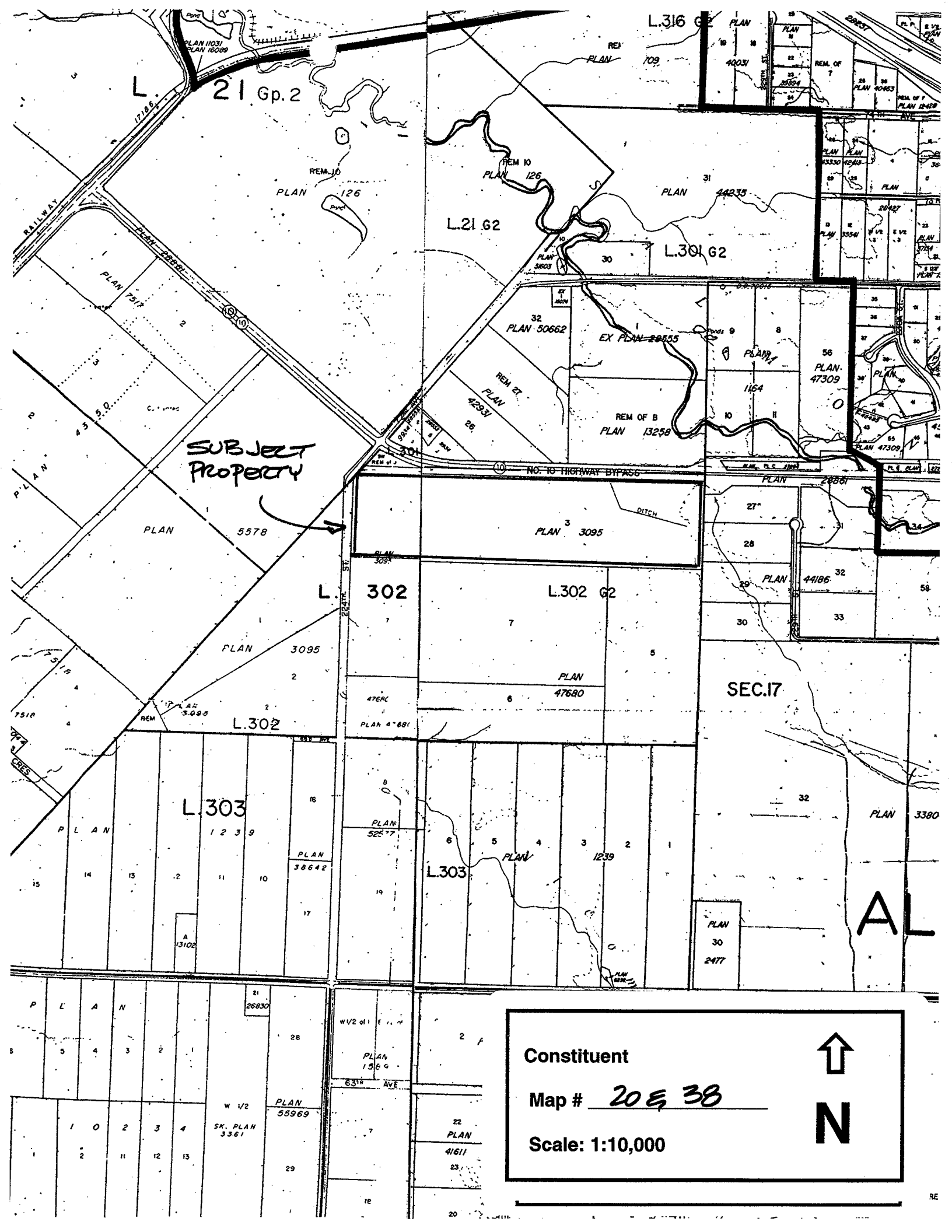
Staff suggests that the Commission consider the following points:

- the proposed berm will affect a relatively large area of the property (approximately 2.2 ha)
- three quarters of the property has an improved agricultural capability rating of 40% class 2 with an undesirable soil structure limitation, 40% class 2 with a topography limitation and 20% class 3 with undesirable soil structure and moisture deficiency limitations
- the applicants are not currently not farming the property and the matter of the church has not been resolved
- staff suggests an alternative to the proposed berm would be a noise-barrier type fence which would allow for privacy and noise attenuation without losing 2.2 ha of prime farmland.

END OF REPORT

Signature

Date



SUBJECT PROPERTY

Constituent
 Map # 20 E 38
 Scale: 1:10,000

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