



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

October 14, 2005

Reply to the attention of Gordon Bednard

Jane Potomak
7768 - 258th Street
Aldergrove, BC - V4W 1V4

Dear Madam:

Re: Application #O-36039
PID: 001-556-398
Lot 2, Section 24, Township 11, New Westminster District, Plan 69263

The Provincial Agricultural Land Commission (the "Commission") has now concluded its review of your application to place 3,000 m³ of clay and soil up to a depth of 0.3 m on approximately 7.3 ha of the 8.0 ha property. The application was submitted pursuant to section 20(3) of the *Agricultural Land Commission Act*.

The Commission wishes to thank you for taking the time to meet with Commissioner Paulson at the property on September 8, 2005.

The Commission considered that there was no agricultural justification for the placement of fill on the property. It felt that movement of native soils within the property would be more effective in improving the land for agriculture. The Commission suggests that you consult with a qualified soils professional, such as a registered professional agrologist, who can give you advice on improving the agricultural potential of your property using drainage and soil management techniques applicable to your particular situation.

For these reasons, the Commission refused your application as proposed.

The decision noted above is recorded as Resolution # **520/2005**.

Yours truly,

PROVINCIAL AGRICULTURAL LAND COMMISSION

Per:

Erik Karlsen, Chair

cc: Township of Langley Attn: Phil Lemay file # SO000316

GB/eg
36039d1

MINUTES OF THE PROVINCIAL AGRICULTURAL LAND COMMISSION

Minutes of a meeting held by the Provincial Agricultural Land Commission (the "Commission") on September 14, 2005 at Aldergrove, B.C

PRESENT: Peter Dhillon Chair
Carol Paulson Commissioner
Walter Dyck Commissioner

STAFF: Gordon Bednard, Regional Research Officer
Tony Pellett, Planner

For Consideration

Gordon Bednard presented a staff report dated August 31, 2005 regarding application #O-36039.

Site Inspection

A site inspection was conducted on September 8, 2005. Those in attendance were:

- Commissioner Paulson
- Steve and Jane Potomak

Commissioner Eligible to Vote

Commissioners Dyck and Dhillon were not present at the site inspection and confirm that they are eligible to vote on the application as they were given a summary of the site inspection.

Commission Discussion

The Commission considered that there was no agricultural justification for the placement of fill on the property. It felt that movement of native soils within the property would be more effective in improving the land for agriculture.

IT WAS

MOVED BY: Commissioner Carol Paulson
SECONDED BY: Commissioner Walter Dyck

THAT the staff report be received and the application be refused for the above reasons.

CARRIED



**Staff Report
Application # O – 36039
Applicant: Jane Potomak**

Location: 7768 258th Street, Langley

DATE PREPARED: July 20, 2005

TO: Chair and Commissioners – South Coast Panel

FROM: Gordon Bednard, Regional Research Officer

PROPOSAL: To place 3,000 cubic meters of clay and soil up to a depth of 0.3 meters on approximately 7.3 ha of the 8.0 ha property. The project is expected to take two years.

The purpose of the filling is to fill in the low spots on the property to allow a tractor on the land and perhaps to grow some trees or hay.

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

BACKGROUND INFORMATION:

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

Local Government:

The Corporation of the Township of Langley

Legal Description of Property:

1. PID: 001-556-398
Lot 2, Section 24, Township 11, New Westminster District, Plan 69263

Location of Property:

7768 258th Street, Langley

Size of Property:

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

Present use of the Property:

Hobby farm, residence and shop.

Surrounding Land Uses:

WEST: Proposed golf course
SOUTH: Bare land
EAST: Treed, trailer
NORTH: Treed, bare land, residence

Agricultural Capability:

Data Source: Agricultural Capability Map # 92G/2h
The majority of the property is identified as having Prime Dominant ratings.

PREVIOUS APPLICATION:

Application #20480-0

Applicant: Jizmejjan/Tashdjian, A&A
Decision Date: September 16, 1986
Proposal: To subdivide the 8.0 ha property into two lots of 4.0 ha each.
Decision: Refused on the grounds that the land has potential for agricultural purposes.

LOCAL GOVERNMENT RECOMMENDATIONS/COMMENTS:

The Township of Langley forwarded this application to the Commission without any comments or recommendation.

STAFF COMMENTS:

Staff suggests that the Commission view the property and discuss the proposal with the applicant to better assess the proposal.

If the Commission approves this application, staff suggests that the approval be subject to the submission of a report prepared by a professional agrologist outlining how the filling will take place and a substantial security to ensure compliance with the report.

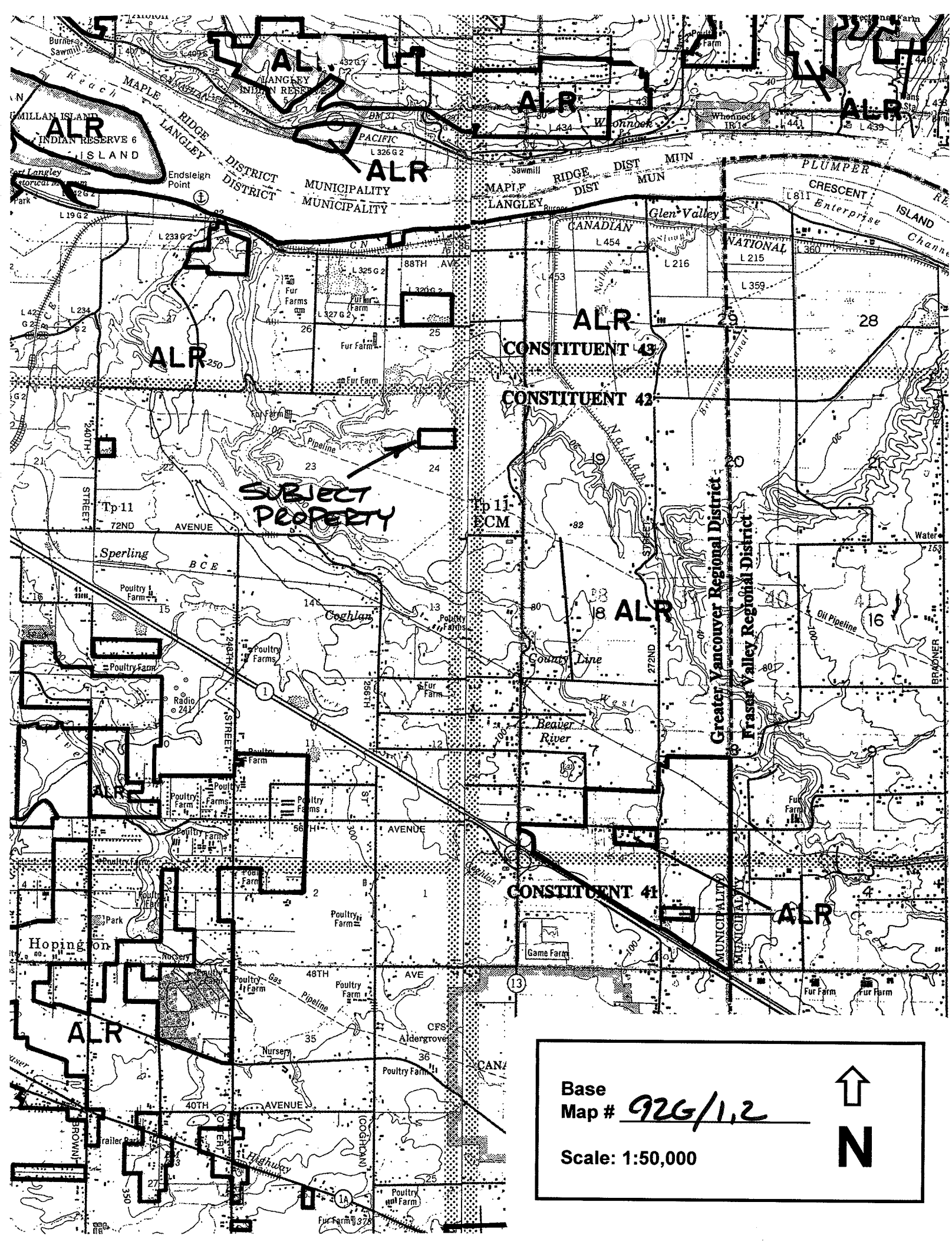
END OF REPORT

EM

Signature

Date

July 20/05



SUBJECT PROPERTY

ALR
CONSTITUENT 43
CONSTITUENT 42

ALR
CONSTITUENT 41

Base Map # 926/1.2

Scale: 1:50,000

↑
N