



**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

September 15, 2005

Reply to the attention of Gordon Bednard

George & Jann Speers  
26204 – 60<sup>th</sup> Avenue  
Aldergrove, BC – V4W 1L2

Dear Sir/Madam:

Re: **Application #O-36040**  
**Lot 5, Part South East 1/4, Section 12, Township 11, New Westminster District,  
Plan 2577**

The Provincial Agricultural Land Commission (the "Commission") has now concluded its review of your application to place 10,000 cubic meters of clay and topsoil to a depth of 1.0 to 1.5 meters over approximately 1.2 ha of the above noted 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 its representatives on August 3, 2005. The Commission felt that filling the property as proposed would not necessarily improve the drainage and agricultural capability of the land and it is for this reason that it refused your application as proposed.

However, the Commission would reconsider the application if a report by a professional agrologist showed an agricultural benefit, including drainage considerations, of the property.

The decision noted above is recorded as Resolution **#477/2005**.

Yours truly,

PROVINCIAL AGRICULTURAL LAND COMMISSION

Per:

Erik Karlsen, Chair

cc: Township of Langley – SO000315  
Stan Gula, 7488 – 232<sup>nd</sup> Street, Langley, BC – V1M 3R9

RW/iv  
36040d1





**Staff Report**  
**Application # O – 36040**  
**Applicant: George & Jann Speers**  
**Agent: Stan Gula**

**DATE PREPARED:** July 20, 2005

**TO:** Chair and Commissioners – South Coast Panel

**FROM:** Elisa Martin, Regional Research Officer

**PROPOSAL:** To place 10,000 cubic meters of clay and topsoil to a depth of 1.0 to 1.5 meters over approximately 1.2 ha of the 2.0 ha property (see the attached map). The project is expected to take one year

The purpose of this filling is to raise and level the land so that it will drain properly and be able to sustain pasture grass. The applicant notes that this will allow the animals to graze in the pasture as opposed to enduring the mud.

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

**BACKGROUND INFORMATION:**

There are no previous applications on this property. There is one relevant application on a property located southeast of the subject property (see application details below).

**Local Government:**

The Corporation of the Township of Langley

**Legal Description of Property:**

PID: 012-817-279

Lot 5, Part South East 1/4, Section 12, Township 11, New Westminster District, Plan 2577

**Location of Property:**

26204 – 60<sup>th</sup> Avenue, Langley

**Size of Property:**

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

**Present use of the Property:**

Residence, barn and lamb farm (15 lambs)

**Surrounding Land Uses:**

**WEST:** Residential, hobby farm  
**SOUTH:** Residential, hobby farm  
**EAST:** Residential, hobby farm  
**NORTH:** Residential, hobby farm

**Agricultural Capability:**

Data Source: Agricultural Capability Map # 92G/1d  
The majority of the property is identified as having Prime Dominant ratings.

**RELEVANT APPLICATION:**

**Application #25791-0**

**Applicant:** Deruiter, Bram  
**Decision Date:** August 13, 1991  
**Proposal:** To deposit 1500 m3 of clean fill up to a maximum depth of 60 cm.  
**Decision:** Allowed with conditions.

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**LOCAL GOVERNMENT RECOMMENDATIONS/COMMENTS:**

The Township of Langley forwarded this application to the Commission with no comment 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.  
The Commission might also inquire of the applicant as to why the installation of drainage would not be a better method of controlling excess water on the property.

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**END OF REPORT**

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**Signature**

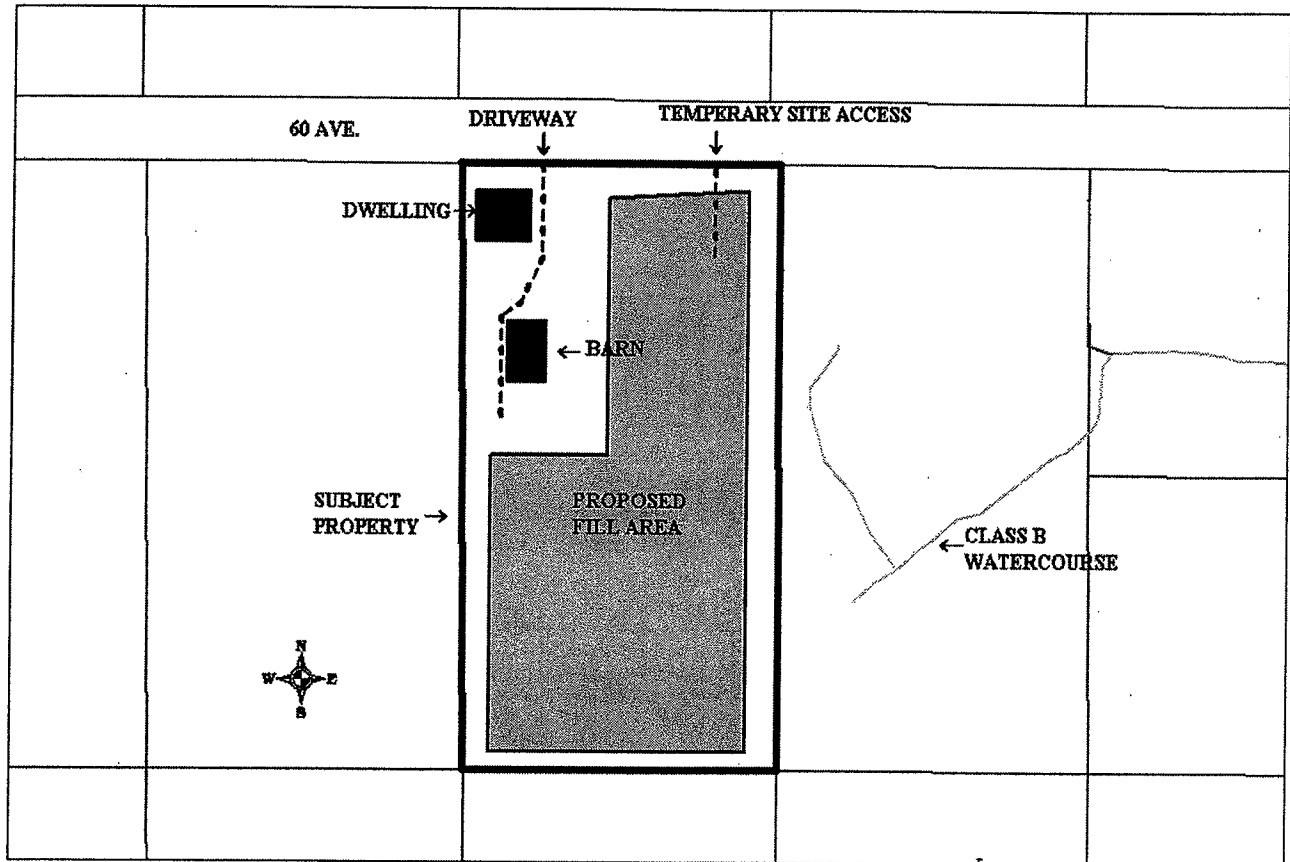
\_\_\_\_\_  
**Date**

**SOIL DEPOSIT PERMIT APPLICATION**  
**1030-272 STREET**

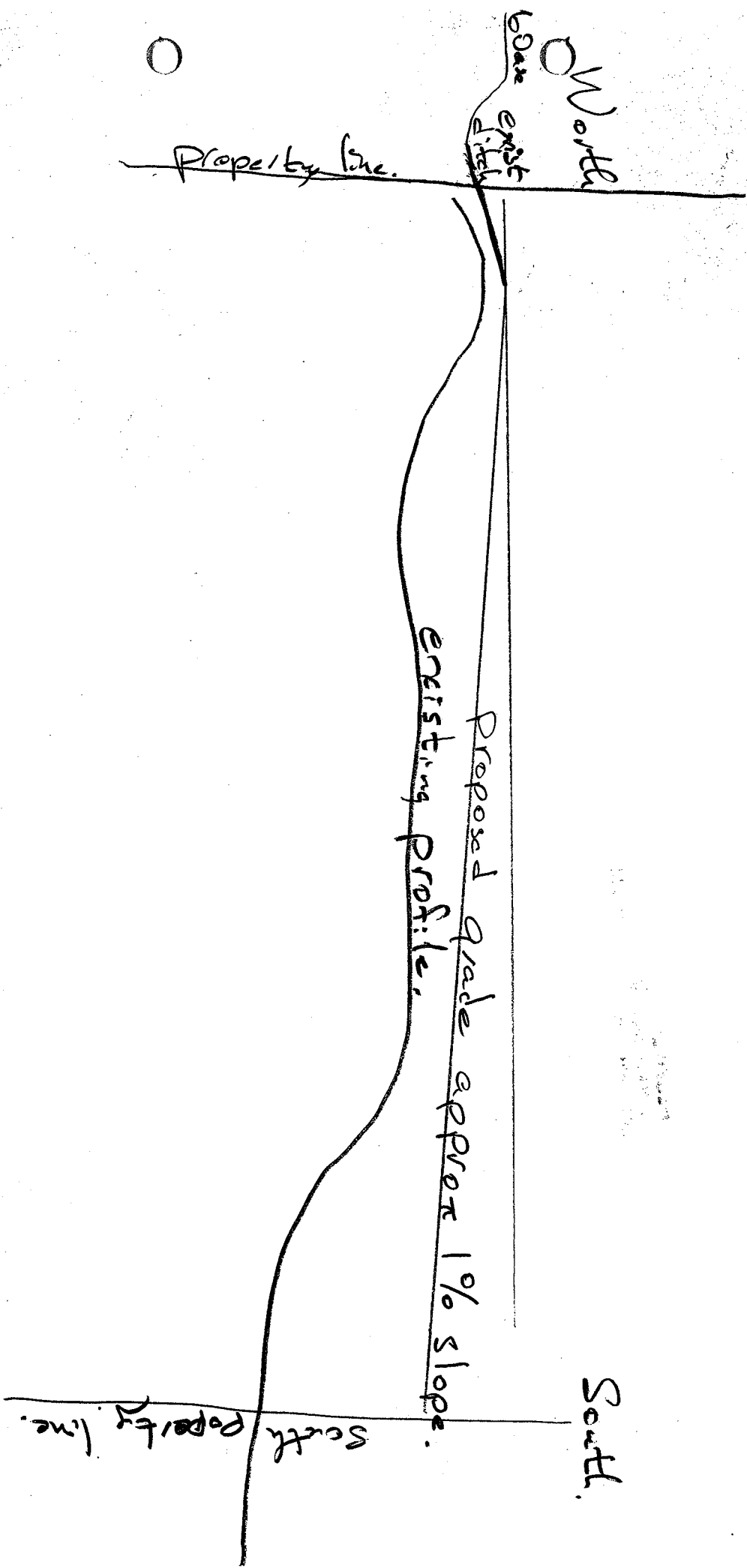
Owner: Jannis N. Speers  
George W. Speers  
26204 60 Avenue  
Aldergrove BC V4W 1L2

**RECEIVED**  
PROV. AGRICULTURAL  
LAND COMMISSION **MAY 18 2005**

Legal: LT 5, SEC 12, TWP 11, NWD, PL 2577



**1 Location of Proposed Soil Deposit**



Notes this property was  
 Used by Paul Albrecht A. S. T.

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