



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 6, 2005

Reply to the attention of Gordon Bednard

Rob & Tammy Simpson
7519 – 254th Street
Langley, BC – V4W 1W1

Dear Sir/Madam:

Re: Application # O-36054
Lot 6, Section 23, Township 11, New Westminster District, Plan 43475

The Provincial Agricultural Land Commission (the "Commission") has now concluded its review of your application to place 9637 cubic meters of fill to a depth of 1 meter. The application was submitted pursuant to section 20(3) of the *Agricultural Land Commission Act* (the "ALCA").

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

- the use being restricted to the 1 ha area identified on the attached plan.
- 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 **#461/2005**.

Please quote your application number in any future correspondence.

Yours truly,

PROVINCIAL AGRICULTURAL LAND COMMISSION

Per:

Erik Karlsen, Chair

cc: Township of Langley –SO000321
BC Assessment, Abbotsford
Doug Ouellette, 24624 – 87th Avenue, Langley, BC – V1M2R6

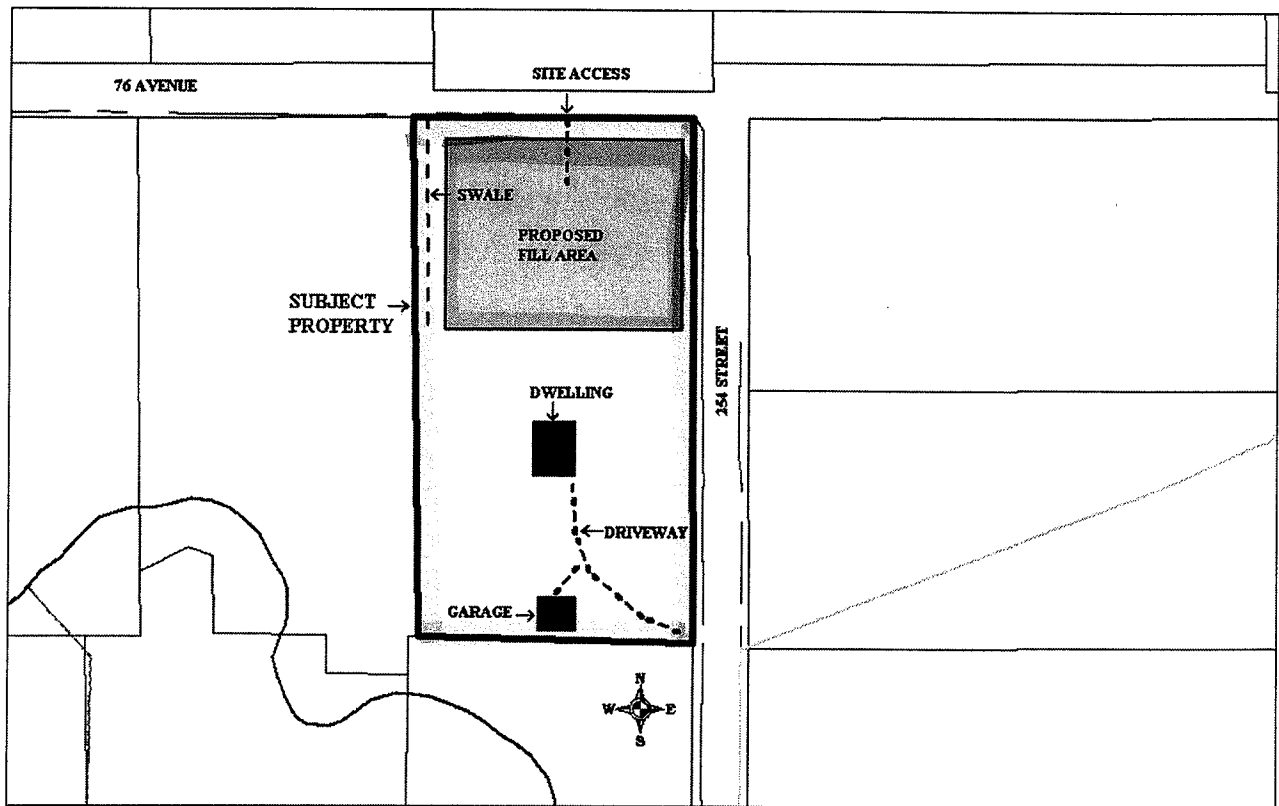
Enclosure (plan)
GB/dy/encl
36054d1

SOIL DEPOSIT PERMIT APPLICATION
7519 254 STREET

Owner: Robert B Simpson
Tammy C Simpson
7519 254 Street
Aldergrove BC V4W 1V1

PROV. Agr.
LAND COMMISSION 2005

Legal: LT 6, SEC 23, TWP 11, NWD, PL 43475



1 Location of Proposed Soil Deposit

Provincial Agricultural Land Commission

Application: O-36054

Resolution #461/2005

Subject property.

Approved 1 ha area to place fill



Staff Report
Application # O – 36054 – 1
Applicant: Rob & Tammy Simpson
Agent: Doug Ouellette

DATE PREPARED: July 20, 2005

TO: Chair and Commissioners – South Coast Panel

FROM: Simone Magwood, Regional Research Officer

PROPOSAL: To place 9637 cubic meters of fill to a depth of 1 m on 1 ha of the 1.87 ha parcel.

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

BACKGROUND INFORMATION:

The applicants wish to place fill on their property using dump trucks and excavators. They state that they are planning to strip the topsoil, compact the import material and then replace the topsoil when finished. The purpose of the project is to fill the area flat for a tree farm. The benefit of the proposal is to keep the trees out of the wet areas during wet months.

Local Government:

The Corporation of the Township of Langley

Legal Description of Property:

PID: 006-884-717
Lot 6, Section 23, Township 11, New Westminster District, Plan 43475

Location of Property:

7519-254 Street, Langley

Size of Property:

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

Present use of the Property:

Residential and hay field

Surrounding Land Uses:

WEST: Same size residential properties, larger lots beyond, in ALR
SOUTH: Same size lot residential with ravine in ALR
EAST: Same size lot residential in ALR
NORTH: 76 Avenue, gas easement, larger ALR properties

Agricultural Capability:

Data Source: Agricultural Capability Map # 92G/2H

The majority of the property is identified as having primary ratings as follows: 5:2TD-3:3TD-2:5W

LOCAL GOVERNMENT RECOMMENDATIONS/COMMENTS:

The Local Government did not provide comments

STAFF COMMENTS:

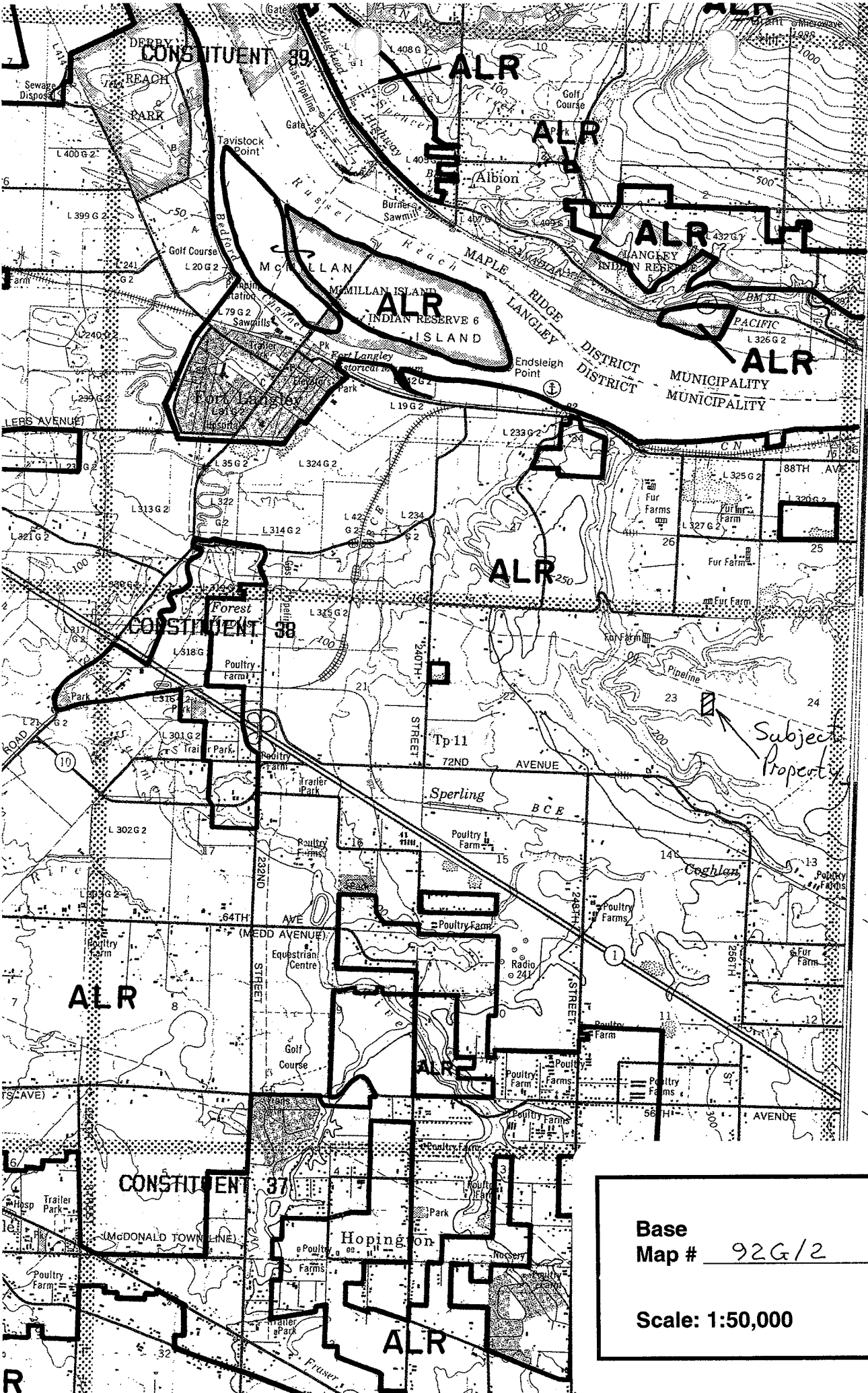
Staff recommend a site visit to determine if filling the property is the best option for mitigation of the wet areas of the property. It would appear that there is little if any agricultural land use on the property at present. The property also seems well served with drainage ditches on two sides of the lot which could be used to drain the property as an alternative to placement of fill. If the Commission is inclined to allow the filling, it should only be done under the guidance and planning of a soils professional who can ensure the proposal would be of benefit to agriculture. Security should also be required to ensure rehabilitation of the site following fill placement.

END OF REPORT

Signature

Date

OCT 3
 APR 30
 OCT 31
 JAN 31
 JULY 31
 OCT 31
 JAN 31



Mission 76 km
 Mission Chilliwack 4 km
 10'

Abbotsford

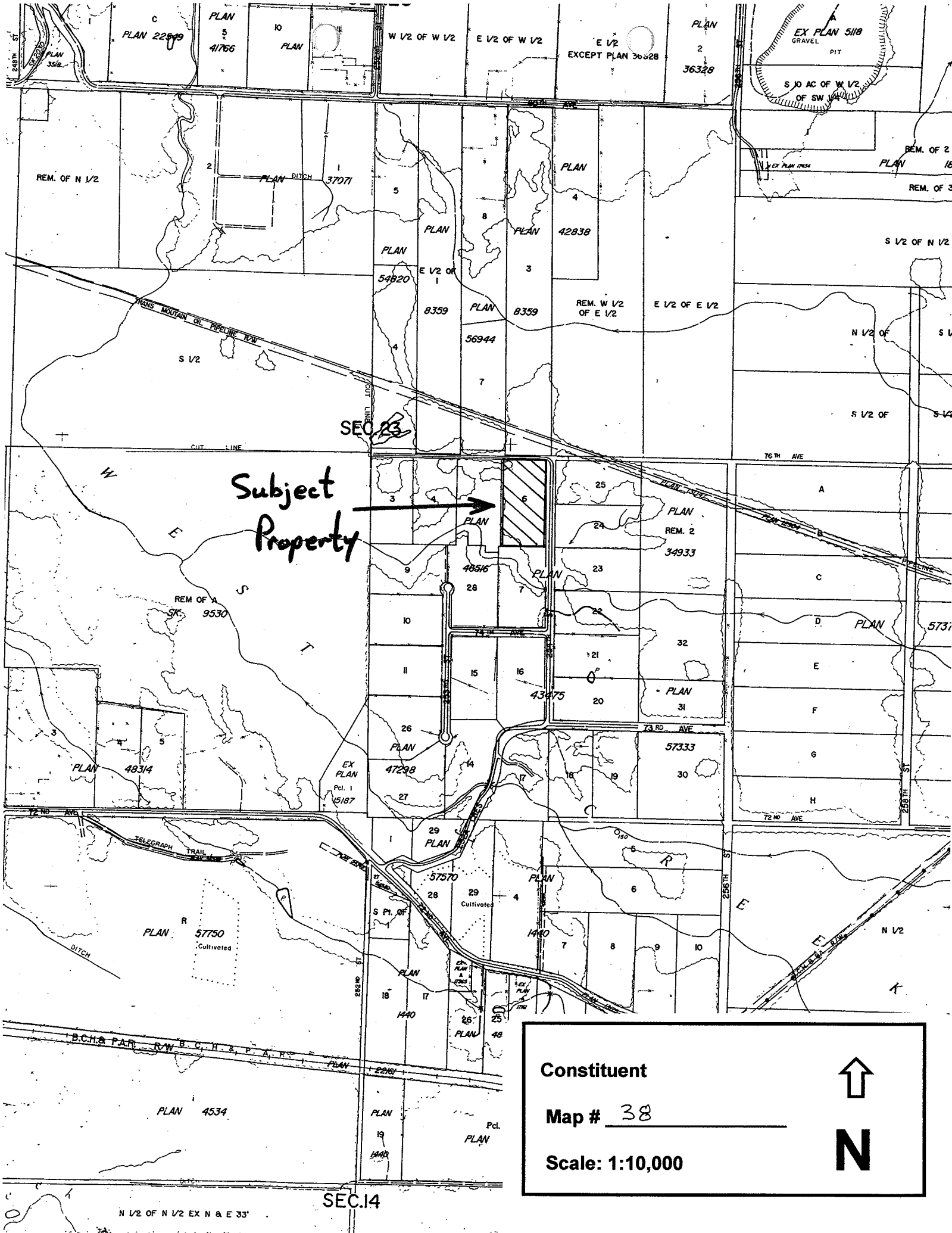
Abbotsford

Subject Property

Base
 Map # 92G/2

Scale: 1:50,000

↑
 N



**Subject
Property**


SEC. 23

SEC. 14

Constituent

Map # 38

Scale: 1:10,000


N

N 1/2 OF N 1/2 EX N & E 33'