



Agricultural Land Commission
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November 17, 2005

Reply to the attention of Gordon Bednard

Amarjit and Balbir Gill
21695 - 56 Avenue
Langley, BC - V3A 7N6

Dear Sir / Madam:

Re: Application #O-36245

Lot 7, Section 7, Township 11, New Westminster District, Plan 42988;

The Provincial Agricultural Land Commission (the "Commission") has now concluded its review of your application to deposit up to 7700 cubic metres of clay and topsoil on the subject property to raise the overall area by 0.6 m for a new dwelling and a nursery which floods in times of rainfall. 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 October 18, 2005 at the property. The Commission found the meeting and site visit informative. In particular, the Commission noted that a considerable amount of fill material had already been placed on the property in advance of any Commission approval. The Commission believes the existing fill material should be sufficient to alleviate any flooding issues.

For these reasons, the Commission refused your application as proposed. There is to be no additional fill material deposited on the property. Movement of existing material is permitted to provide for the proposed flood abatement and agricultural use of the land. In concert with the leveling of the soils, drainage ditches are to be provided along the eastern and western boundaries of the property to allow for drainage to the ditch on the south side of the land, along 56th avenue.

The decision noted above is recorded as Resolution # 609/2005.

Yours truly,

PROVINCIAL AGRICULTURAL LAND COMMISSION

Per:

A handwritten signature in black ink, appearing to read 'E. Karlsen', is written over the 'Per:' label.

Erik Karlsen, Chair

cc: Township of Langley Attn: Gord Swystun file # SO000334

GB/eg
I/36245d1

MINUTES OF THE PROVINCIAL AGRICULTURAL LAND COMMISSION

Minutes of a meeting held by the Provincial Agricultural Land Commission (the “Commission”) on October 18, 2005 at Langley, B.C.

PRESENT: Carol Paulson Commissioner
Walter Dyck Commissioner

ABSENT: Peter Dhillon Chair

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

For Consideration

- Gordon Bednard presented his staff report dated October 11, 2005 regarding application #O- 36245.

Site Inspection

A site inspection was conducted on October 18, 2005. Those in attendance were:

- Commissioners Paulson, & Dyck
- Agricultural Land Commission Staff: Gordon Bednard, Regional Research Officer and Tony Pellett, Planner
- Amarjit Gill

The Commission toured the property with the applicant and noted that a significant amount of fill had already been deposited on the site.

Commission Discussion

The Commission considered that the amount of fill material already present on the property would be sufficient to accomplish the leveling and agricultural use of the property. The Commission was not in favour of additional fill being placed on the property.

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 reason.

CARRIED



Staff Report
Application # O – 36245
Applicant: Amarjit and Balbir Gill

DATE PREPARED: October 11, 2005

TO: Chair and Commissioners – South Coast Panel

FROM: Gordon Bednard, Regional Research Officer

PROPOSAL: To deposit up to 7700 cubic metres of clay and topsoil on the subject property to raise the overall area by 0.6 m for a new dwelling and a nursery area which floods in times of rainfall.

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

BACKGROUND INFORMATION:

One previous application on the property (see below) and one nearby application for fill (auction site).

Local Government:

The Corporation of the Township of Langley

Legal Description of Property:

PID: 006-592-708
Lot 7, Section 7, Township 11, New Westminster District, Plan 42988

Purchase Date (m/y):

November 2003

Location of Property:

21695 -56 Avenue, Langley

Size of Property:

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

Present use of the Property:

New house, outbuilding, greenhouse, nursery.

Surrounding Land Uses:

WEST: smaller rural properties and airport (SW) out of ALR
SOUTH: large active farm properties, in ALR
EAST: 2 ha mixed agricultural and rural residential lots, larger farms beyond, in ALR
NORTH: pasture and oval track, in ALR

Agricultural Capability:

Data Source: Agricultural Capability Map # 92G/2a
The majority of the property is identified as having Prime Dominant ratings. Class 2 and 3

Official Community Plan and Designation:

Not provided by local government

Zoning Bylaw and Designation:

Not provided by local government

PREVIOUS APPLICATIONS:

Application #15792-0

Applicant: Stanford, Hugh & Lila
Decision Date: March 30, 1983
Proposal: Construct a permanent 2nd residence on the property.
Decision: Allow provided house is to be used for farm help or guest accommodation.

RELEVANT APPLICATIONS:

Application #34173-0

Applicant: Fraser Valley Auctions (1983) Ltd
Decision Date: May 31, 2002
Proposal: To remove soil and fill a 44.25 m by 50 m area with gravel to expand the parking area. The applicants also proposed building a fence to keep people from dumping refuse and to aid in keeping any stray livestock on-site.
Decision: Allow subject to the construction of a berm, vegetative buffer and appropriate drainage to alleviate conflict to the north.

LOCAL GOVERNMENT RECOMMENDATIONS/COMMENTS:

No comment from local government

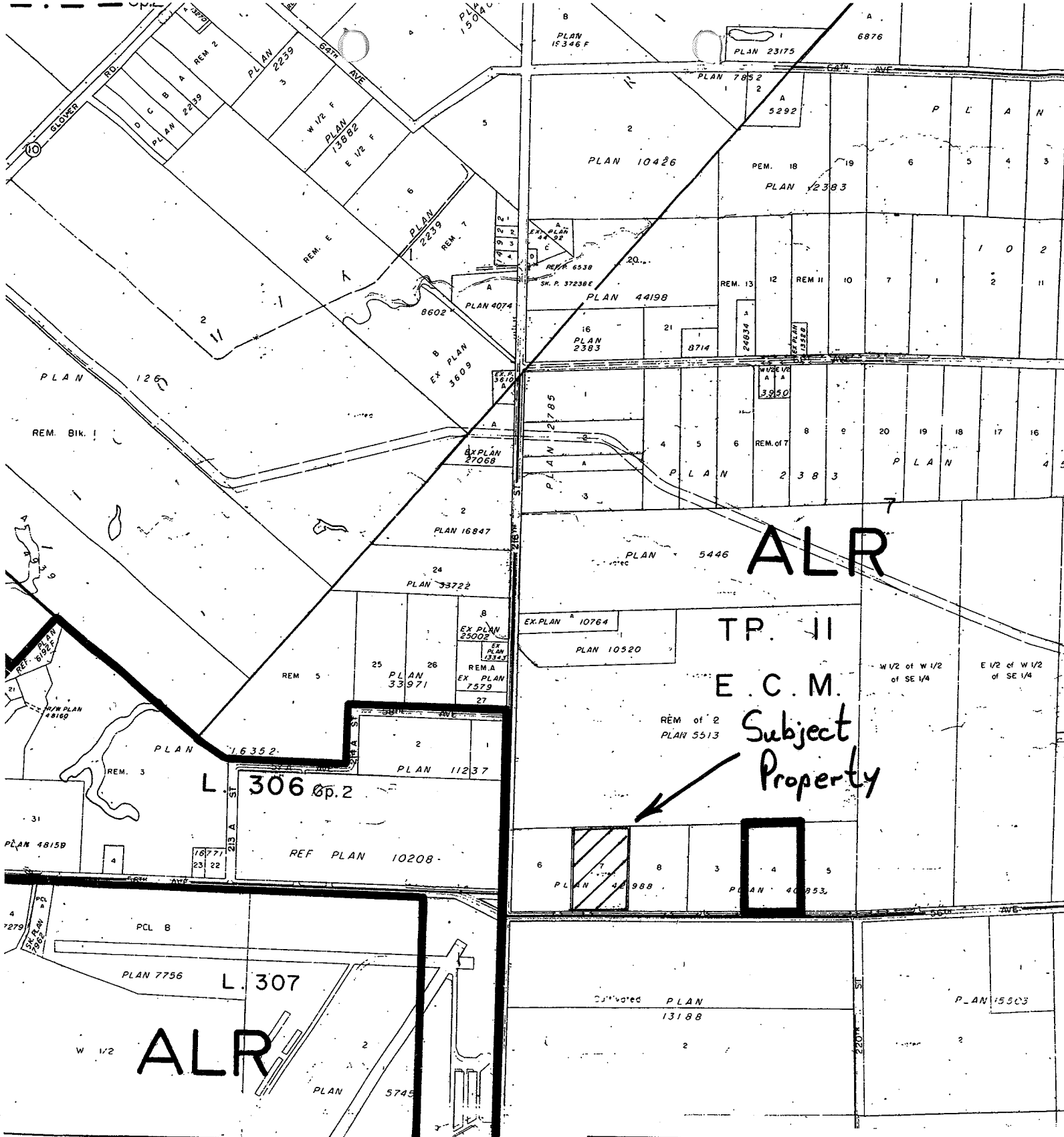
STAFF COMMENTS:

Applicant has provided no justification for the need to fill the property. The land is already class 2 and it is difficult to imagine how adding 0.6 m of fill will improve the soil quality. If the present property does not drain well now, the installation of drainage tile or the provision of ditches along the borders would likely be more effective as an improvement.
Staff recommends refusal of the application.

END OF REPORT

Signature

Date



CONSTIT

AMENDMEN	
Date	S
APRIL 30, 1991	S. H.
OCT. 31, 1993	S. H.
JAN. 31, 1996	S. H.
JULY 31, 1996	S. H.

Constituent

Map # 20

Scale: 1:10,000



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