



Agricultural Land Commission
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November 17, 2005

Reply to the attention of Gordon Bednard

Ms. Paz Avendano
25975 Robertson Crescent
Aldergrove, BC - V0X 1A0

Dear Ms. Avendano:

Re: Application # O-36254
Lot 6, Section 36, Township 10, New Westminster District, Plan 8284

The Provincial Agricultural Land Commission (the "Commission") has now concluded its review of your application to place up to 1000 truckloads (+ 6000 cubic metres) of top soil into mosquito breeding, swampy water areas in order to improve pasture for goats. 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 October 18, 2005 at the property. The Commission found the meeting and site visit informative.

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

- the use being restricted to the areas identified on the attached plan,
- areas are to be filled level with surrounding natural landscape – depressions are not to be overfilled,
- the fill to be composed of good, agricultural quality topsoil (no clay, rocks, construction debris, or other contaminated material),
- drainage ditches are to be constructed along the eastern and western boundaries of the property
- 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 (Insert name of local government) at your earliest convenience.

The decision noted above is recorded as Resolution #610/2005.

Please quote your application number in any future correspondence.

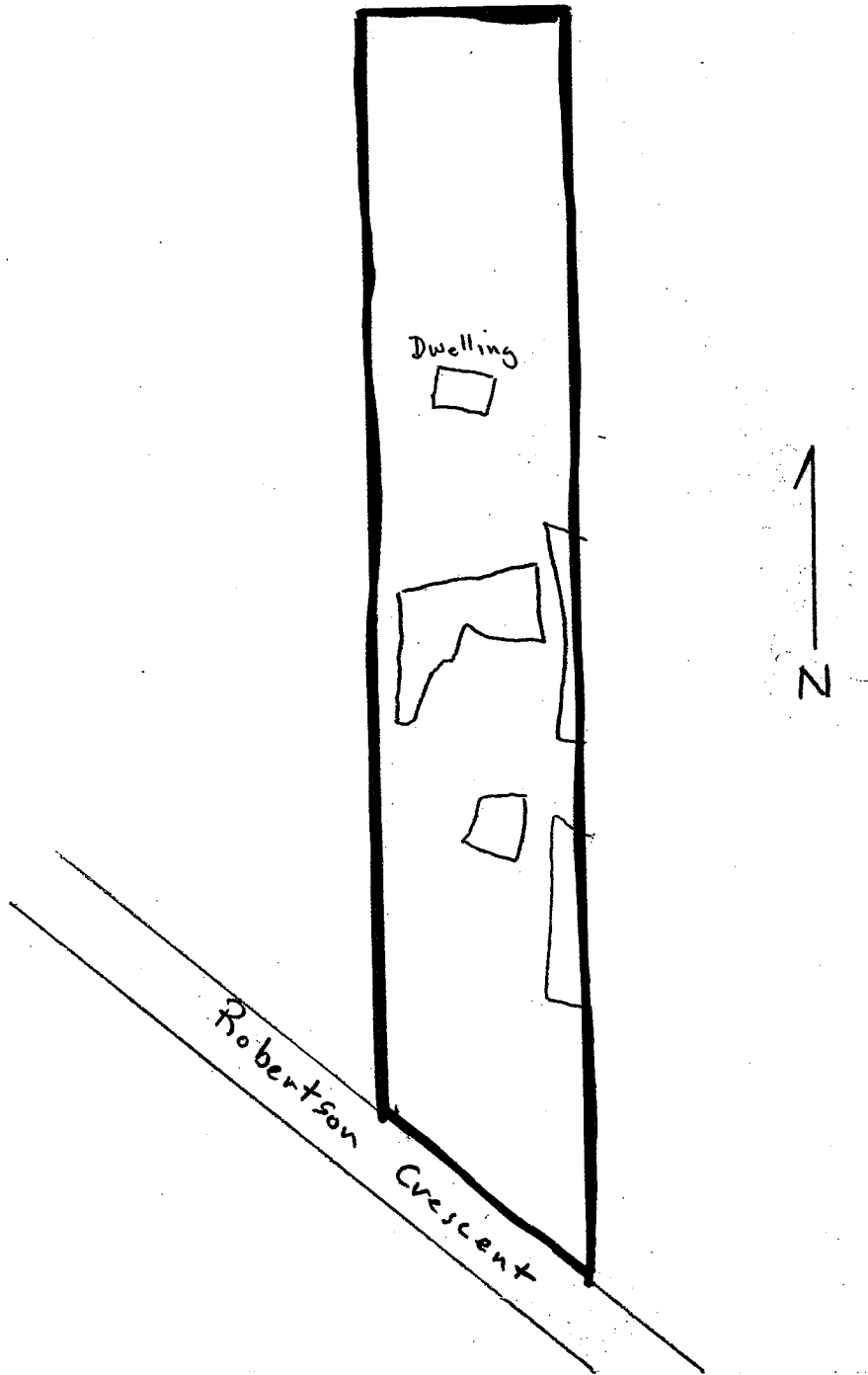
Yours truly,
PROVINCIAL AGRICULTURAL LAND COMMISSION

Per:


Erik Karlsen, Chair

cc: Township of Langley Attn: Gord Swynstun file # SO000265

Enclosure (plan)



Provincial Agricultural Land Commission

Application: O-36254

Resolution # 610/2005

 Subject property.

 Approved areas for fill placement

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- 36254.

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
- Ms. Paz Avendano

The Commission toured the property and noted the low lying areas proposed for fill placement.

Commission Discussion

The Commission considered that if the low lying areas were filled with topsoil and drainage provided along the sides of the property, the overall agricultural utility of the land would be improved.

IT WAS

MOVED BY: Commissioner Carol Paulson

SECONDED BY: Commissioner Walter Dyck

THAT the staff report be received and the application be approved subject to a maximum of 1000 truckloads (\pm 6000 cubic metres) of topsoil be used to fill in the depression areas. The fill areas are not to be overfilled, simply brought up to the level of the surrounding natural soils. This approval is also subject to the installation of ditches for drainage along the eastern and western sides of the property.

This approval is subject to compliance with any other enactment, legislation or decision of any agency having jurisdiction.

CARRIED



Staff Report
Application # O – 36254
Applicant: Paz Avendano

DATE PREPARED: October 11, 2005

TO: Chair and Commissioners – South Coast Panel

FROM: Gordon Bednard, Regional Research Officer

PROPOSAL: To place up to 1000 truckloads (\pm 6000 cubic metres) of top soil into mosquito breeding, swampy water areas in order to improve pasture for goats.

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

BACKGROUND INFORMATION:

One previous application - see below. Commission may wish to ascertain if conditions of this previous approval have been adhered to, and make this the subject of any approval under this application.

Local Government:

The Corporation of the Township of Langley

Legal Description of Property:

PID: 011-306-394

Lot 6, Section 36, Township 10, New Westminster District, Plan 8284

Purchase Date (m/d/y):

08/25/1982

Location of Property:

25975 Robertson Cres., Aldergrove

Size of Property:

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

Present use of the Property:

Residence (at least one), chicken, goats, animal sheds

Surrounding Land Uses:

WEST: smaller rural residential and hobby farms in ALR
SOUTH: larger farms in production, rural residential and hobby farms, in ALR
EAST: Aldergrove Canadian Forces Base, mostly treed, in ALR
NORTH: large farm acreage in production, in ALR

Agricultural Capability:

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

Official Community Plan and Designation:

Not provided by local government

Zoning Bylaw and Designation:

Not provided by local government

PREVIOUS APPLICATIONS:

Application #23501-0

Applicant: Ayendano, P
Decision Date: January 1990
Proposal: Permission to convert an existing workshop for parents to live in, and retain mobile home for renter
Decision: Allowed for the above persons only. When no longer needed for them, the workshop must be converted back and the mobile must be removed from the property.

LOCAL GOVERNMENT RECOMMENDATIONS/COMMENTS:

Forwarded without recommendation

STAFF COMMENTS:

Staff recommends an onsite inspection to see if the fill activity is warranted. If so, and there can be some assurance that only the amount of fill under application will be placed on the property, staff would recommend allowance with conditions including:

- only topsoil to be deposited (no clay, construction/demolition material, contaminated material)
- only 1000 cubic metres to be placed and only in specified areas
- sign off by RPF
- fill only to level of surrounding area (no overfilling)
- drainage to be installed along property boundaries if necessary to protect adjacent land from runoff
- bonding to ensure performance (\$10,000)

END OF REPORT

Signature

Date