



**Agricultural Land Commission**  
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Burnaby, British Columbia V5G 4K6  
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March 2, 2006

Reply to the attention of Gordon Bednard

Jung Ju and Hak Sung Lee  
c/o 211 - 1015 Austin Avenue  
Coquitlam, BC V3K 3N9

Dear Sir/Madam:

Re: **Application #O-36355**

Lot 6, New Westminster District Group 2, EXCEPT Those portions shown as  
R/W on Plan 49957, District Lot 325, Plan 43447

The Provincial Agricultural Land Commission (the "Commission") has now concluded its review of your application to exclude the above 14.8 ha property to facilitate the development of light industrial and commercial enterprises. The application was submitted pursuant to section 30(1) of the *Agricultural Land Commission Act*.

The Commission wishes to thank Jung Ju Lee and Brian Kaminski for taking the time to meet with its representatives on January 31, 2006 at the Township of Langley Municipal Hall, and again at the property on February 1, 2006. The Commission found both the meeting and site visit informative.

The Commission considered that while portions of the property contain some challenges to remediate past activities, the land as a whole has the potential to be used for a variety of agricultural pursuits. As such, the Commission is not inclined to allow exclusion.

For these reasons, the Commission refused your application.

The decision noted above is recorded as Resolution # **43/2006**.

Yours truly,

PROVINCIAL AGRICULTURAL LAND COMMISSION

Per:

Erik Karlsen, Chair

cc: Township of Langley Attn: Bill Ulrich file # AL100102  
Brian Kaminski, 211-1015 Austin Avenue, Coquitlam, BC - V3K3N9

GB/lv  
36355d1

**MINUTES OF THE PROVINCIAL AGRICULTURAL LAND COMMISSION**

**Minutes of a meeting held by the Provincial Agricultural Land Commission (the "Commission") on February 2, 2006 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 January 13, 2006 regarding application #O- 36355. Mr. Kaminski confirmed that he received the staff report and did not identify any errors.

**Exclusion Meeting**

An exclusion meeting was conducted on January 31, 2006 at the Township of Langley Municipal Hall. Those in attendance were:

- Commissioners Paulson & Dyck
- Agricultural Land Commission Staff: Gordon Bednard, Regional Research Officer and Tony Pellett, Planner
- Brian Kaminski and Jung Ju Lee

Mr. Kaminski provided a report from Next Environmental Inc regarding the property which has been added to the file.

**Site Inspection**

A site inspection was conducted on February 1, 2006. Those in attendance were:

- Commissioners Paulson & Dyck
- Agricultural Land Commission Staff: Gordon Bednard, Regional Research Officer and Tony Pellett, Planner
- Brian Kaminski, Jung Ju Lee

The Commission toured the property and discussed the application with the applicant and his agent.

**Commission Discussion**

The Commission considered that while portions of the property contain some challenges to remediate past activities, the land as a whole has the potential to be used for a variety of agricultural pursuits. As such, the Commission is not inclined to allow exclusion.

**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 – 36355**  
**Applicant: Jung Ju & Hak Sung Lee**  
**Agent: Brian Kaminski**

**DATE PREPARED:** January 13, 2006

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

**FROM:** Gordon Bednard, Regional Research Officer

**PROPOSAL:** To exclude this 14.8 ha property to facilitate the development of light industrial and commercial enterprises.

This application is made pursuant to section 30(1) of the *Agricultural Land Commission Act*.

**BACKGROUND INFORMATION:**

This property has been the site of two previous applications. See below for details.

**Local Government:**

The Corporation of the Township of Langley

**Legal Description of Property:**

PID: 001-486-608

Lot 6 except those portions shown as r/w on Plan 49957, D.L.325 Gp.2 NWD, Plan 43447

**Purchase Date (m/d/y):**

06/01/2004

**Location of Property:**

25394 - 88th Avenue, Township of Langley

**Size of Property:**

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

**Present use of the Property:**

One single family dwelling, both cleared and forested lands.

### **Surrounding Land Uses:**

**WEST:** Large rural property, former gravel extraction site, former composting site (for site rehabilitation)  
**SOUTH:** 2-2.5 ha rural properties in ALR, hobby farms.  
**EAST:** Large rural properties used for farm purposes  
**NORTH:** Fraser River - road and rail tracks divide property

### **Agricultural Capability:**

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

### **Official Community Plan and Designation:**

Agricultural/Countryside

### **Zoning Bylaw and Designation:**

Rural Floodplain zone  
8 ha MLS

### **PREVIOUS APPLICATIONS:**

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#### **Application #27398-0**

**Applicant:** ZAKARSON INVEST. LTD  
**Decision Date:** November 19, 1997  
**Proposal:** deposit 17,800m<sup>3</sup> of fill on subject property for the purposes of constructing dykes for a cranberry farm  
**Decision:** The Commission refused the request to place approximately 18,000 cubic metres of fill material for the construction of dykes for cranberry production on the grounds that over 70% of the material was vegetative debris. However, the Commission would reconsider the proposal pending the submission of a report from a Professional Agrologist, with a specialty in cranberry production, detailing an alternate dyking material.

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#### **Application #27398-1**

**Applicant:** ZAKARSON INVEST. LTD  
**Decision Date:** January 21, 1998  
**Proposal:**  
**Decision:** Following receipt of a consultants report the Commission approved the application to place approximately 13,000 cubic metres of predominantly vegetative debris on the property for the purpose of constructing cell dykes to facilitate cranberry production subject to conditions including bonding in the order of \$20,000. No bond received to date.

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#### **Application #32986-0**

**Applicant:** McKenzie, Bill  
**Decision Date:** No decision  
**Proposal:** Placement of fill  
**Decision:** Held in abeyance until receipt of further information – not received to date, applicant cautioned against proceeding without approval.

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**RELEVANT APPLICATIONS:**

**Application #29137-0**

**Applicant:** Darwin, Robert

**Decision Date:** 1994

**Proposal:** Commercial composting

**Decision:** Allowed subject to 25% of compost be used to rehabilitate the subject property.

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**LOCAL GOVERNMENT RECOMMENDATIONS/COMMENTS:**

Not endorsed by council as proposal does not comply with Langley Rural Plan

**STAFF COMMENTS:**

Recommend onsite by Commission. It would appear that a substantial portion of the property is capable and available for agricultural use. The proposed industrial use would not be consistent with the agricultural nature of the area, and would also not be consistent with the present zoning for the property. To allow the proposed non-farm use would likely precipitate additional applications for non-farmland uses in the area, the allowance of which could place future agricultural land use in the area at risk.

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**END OF REPORT**

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**Signature**

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**Date**

