



Agricultural Land Commission
133-4940 Canada Way
Burnaby, British Columbia V5G 4K6
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March 2, 2006

Reply to the attention of Gordon Bednard

David Rode and Marian Porcher
510 - 10620 - 150th Street
Surrey, BC V3R 7R9

Dear Sir/Madam:

Re: Application # O-36411
Lot 11, Section 6, Township 14, New Westminster District, Plan 37877

The Provincial Agricultural Land Commission (the "Commission") has now concluded its review of your application to deposit up to 3000 cubic metres of fill over a 0.3 ha portion of the 7.4 ha subject property in order to fill in a low area and prepare the ground to be seeded for pasture development. The application was submitted pursuant to section 20(3) of the *Agricultural Land Commission Act* (the "ALCA").

The Commission wishes to thank David Rode for taking the time to meet with its representatives on February 2, 2006 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 0.3 ha area identified on the attached plan;
- fill to consist of good quality agricultural grade soil;
- total fill amount not to exceed 3000 cubic metres and to be placed in such a manner that the depressional area is not to be over-filled but feathered to match existing adjacent grades;
- 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 # **46/2006**.

Please quote your application number in any future correspondence.

Yours truly,

PROVINCIAL AGRICULTURAL LAND COMMISSION

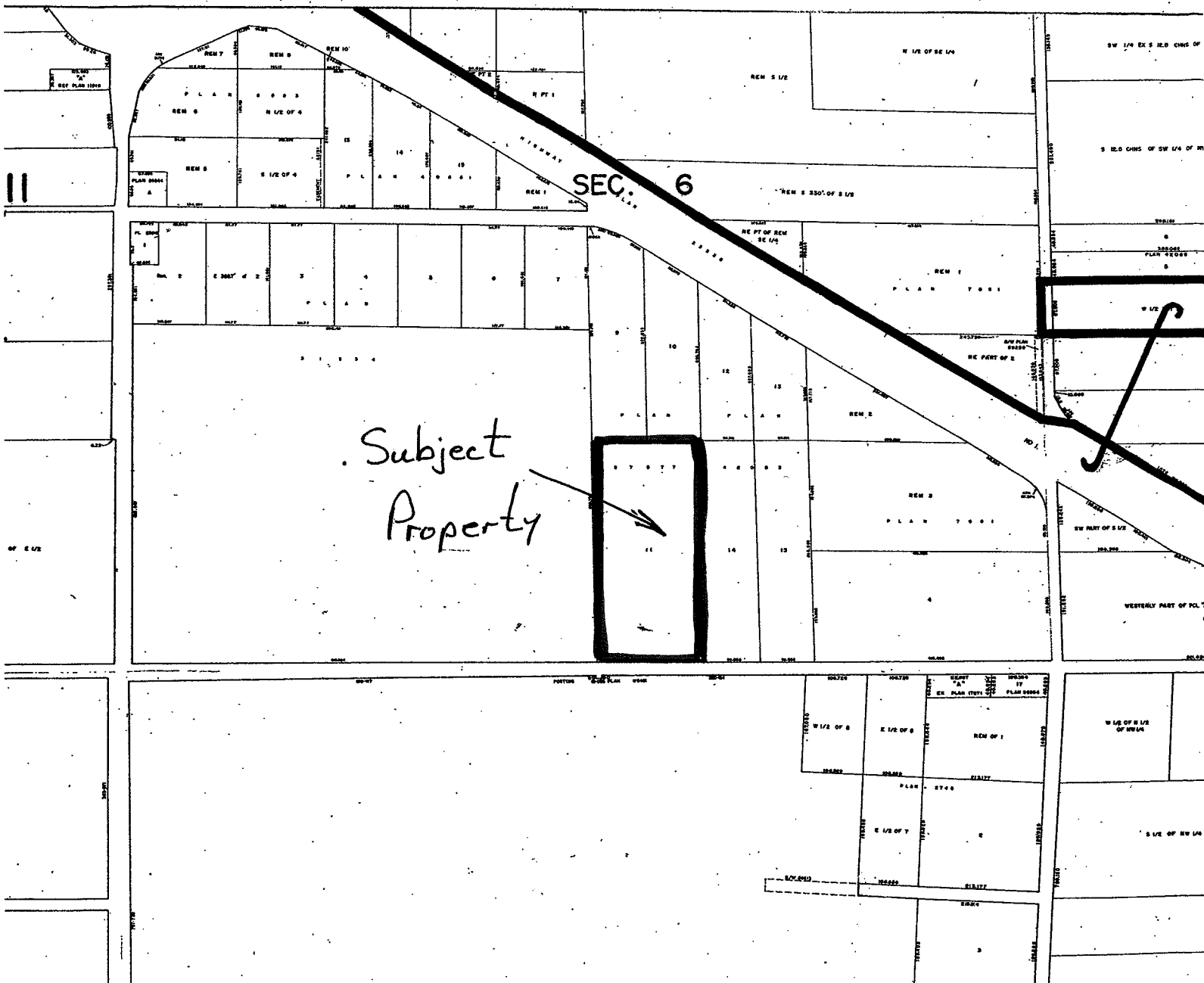
Per:

Erik Karlsen, Chair

cc: Township of Langley - Attn: Phil Lemay (# SO000356)

GB/lv/Encl./36411d1

GR



Subject
Property



Provincial Agricultural Land Commission

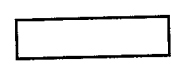
Application: O-36411

Resolution # 46/2006

SEC. 6



Subject property.



Approved 0.3 ha area for placement of up to 3000 cubic metres of soil

ALR

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 20, 2006 regarding application #O- 36411. Mr. Rode confirmed that he received the staff report and did not identify any errors.

Site Inspection

A site inspection was conducted on February 2, 2006. Those in attendance were:

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

The Commission viewed the area under application and discussed the application with Mr. Rode.

Commission Discussion

The Commission considered that the area under application could benefit with the addition of some soil to improve drainage and level the existing uneven ground.

IT WAS

MOVED BY: Commissioner Walter Dyck
SECONDED BY: Commissioner Carol Paulson

THAT the staff report be received and the application be approved subject to the condition that only good quality agricultural grade soils (up to 3000 cubic metres) be placed on the property and that the soil deposition take place only in the 0.3 ha area as specified in the application.

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

CARRIED



Staff Report
Application # O – 36411
Applicant: David Rode/Marian Porcher

DATE PREPARED: January 20, 2006

TO: Chair and Commissioners – South Coast Panel

FROM: Gordon Bednard, Regional Research Officer

PROPOSAL: To deposit up to 3000 cubic metres of fill over a 0.3 ha portion of the 7.4 ha subject property in order to fill in a low area and seed the area for pasture development.

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

BACKGROUND INFORMATION:

No previous applications. The applicants do not live on the property.

Local Government:

The Corporation of the Township of Langley

Legal Description of Property:

PID: 008-526-834

Lot 11, Section 6, Township 14, New Westminster District, Plan 37877

Purchase Date (m/d/y):

Unknown

Location of Property:

26900 block of 48Th Ave, Township of Langley

Size of Property:

7.5 ha (The entire property is in the ALR). (0.3 ha under application)

Present use of the Property:

vacant - applicants live in Surrey

Surrounding Land Uses:

WEST: Vancouver Game Farm, in ALR
SOUTH: Department of national Defence lands, in ALR
EAST: Rural residential and hobby farms in ALR with hwy #1 beyond
NORTH: Rural residential with Hwy #1 beyond, in ALR

Agricultural Capability:

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

PREVIOUS APPLICATIONS:

NONE

RELEVANT APPLICATIONS:

East

Application #32981-0

Applicant: Binns, Brian

Decision Date: November 25, 1999

Proposal: to deposit 2000 m3 of clean clay up to a maximum depth of 1.5 m

Decision: The Commission refused the fill proposal on the grounds that there are other more preferable methods available to deal with excess water concerns than placing fill.

LOCAL GOVERNMENT RECOMMENDATIONS/COMMENTS:

forwarded without comment

STAFF COMMENTS:

While this is a small area with a limited proposal for fill, staff feels that the addition of drainage tiling to the area would be as effective in drying out the area to facilitate pasture development. Staff is concerned that as the owners do not live on the land, supervision of the fill operation (especially as the projected length of the operation is one year) may be lacking. Staff recommends an onsite inspection to ascertain if drainage might be more effective than filling. If the decision of the Commission is to approve, staff would suggest: the posting of a security, a shorter time frame, and final closure report to be submitted as condition of approval.

END OF REPORT

Signature

Date