



Agricultural Land Commission
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April 24, 2006

Reply to the attention of Gordon Bednard

Greater Vancouver Regional District
4330 Kingsway
Burnaby, BC V5H 4G8

Attention: Will McKenna

Re: **Application # O-36464**
PID: 002-120-313
Parcel B, Section 32 & 33, of Township 11 and Sections 4 & 5 of Township 12, New
Westminster District, Plan 57020

The Provincial Agricultural Land Commission (the "Commission") has now concluded its review of your application to place up to 20,000 cubic metres of fill on a 2.8 ha area of the above property for rehabilitation of the existing campground. 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 March 16, 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 2.8 ha area identified on the attached plan;
- only a maximum of 20,000 cubic metres of clean fill is allowed;
- 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 # **163/2006**.

Please quote your application number in any future correspondence.

Yours truly,

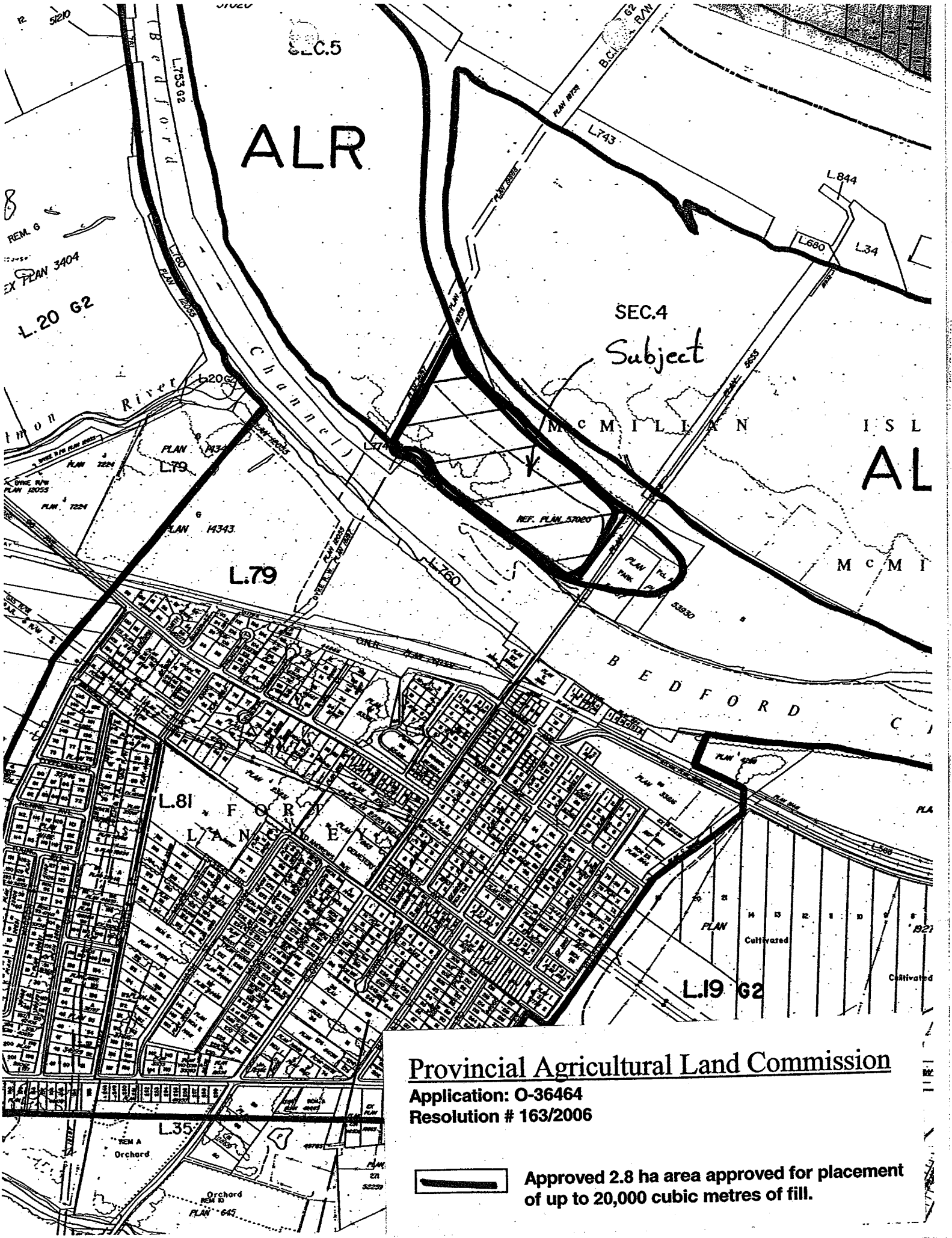
PROVINCIAL AGRICULTURAL LAND COMMISSION

Per:

Erik Karlsen, Chair

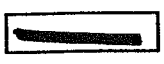
cc: Township of Langley - Attn: Phil Lemay (# SO000359)

GB/lv/Encl.
36464d1



Provincial Agricultural Land Commission

Application: O-36464
Resolution # 163/2006



Approved 2.8 ha area approved for placement of up to 20,000 cubic metres of fill.

MINUTES OF THE PROVINCIAL AGRICULTURAL LAND COMMISSION

Minutes of a meeting held by the Provincial Agricultural Land Commission (the "Commission") on March 16, 2006 at Aldergrove, B.C.

PRESENT: Peter Dhillon Chair
Carol Paulson Commissioner
Walter Dyck Commissioner

STAFF: Gordon Bednard, Regional Research Officer

For Consideration

Gordon Bednard presented his staff report dated March 8, 2006 regarding application #O- 36464.

Site Inspection

A site inspection was conducted on March 16, 2006. Those in attendance were:

- Commissioners Dhillon, Paulson, & Dyck
- Agricultural Land Commission Staff: Gordon Bednard, Regional Research Officer
- Will McKenna representing the GVRD

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

Commission Discussion

The Commission considered that this was an existing land use which was previously approved by the Commission. As such, and recognizing that the placement of fill on this property as proposed would not preclude the land's use for agriculture in the future, the Commission was inclined to allow the present application.

IT WAS

MOVED BY: Commissioner Walter Dyck

SECONDED BY: Commissioner Carol Paulson

THAT the staff report be received and the application be approved as presented.

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

CARRIED



Staff Report
Application # O – 36464
Applicant: Greater Vancouver Regional District
Contact: Will McKenna

DATE PREPARED: March 8, 2006

TO: Chair and Commissioners – South Coast Panel

FROM: Gordon Bednard, Regional Research Officer

PROPOSAL: to place up to 20,000 cubic metres of fill over a 2.8 ha area in order to rehabilitate an existing campground and provide public access through trails.

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

BACKGROUND INFORMATION:

The existing campground is privately run on land leased by the GVRD parks department.

Local Government:

The Corporation of the Township of Langley

Legal Description of Property:

PID: 002-120-313

Parcel B, Section 32 & 33, of Township 11 and Sections 4 & 5 of Township 12, New Westminster District, Plan 57020

Purchase Date:

GVRD Purchased property in 1996

Location of Property:

Brae Island east of Glover Road, Langley

Size of Area under application:

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

Present use of the Property:

campground –privately operated under lease

Surrounding Land Uses:

WEST: Fort Langley townsite, non-ALR along foreshore, ALR farmlands beyond
SOUTH: Bedford Channel with Fort Langley townsite beyond, non-ALR
EAST: Brae island - cleared with farm development, not in ALR
NORTH: McMillan Island, forested land in the ALR

Agricultural Capability:

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

PREVIOUS APPLICATIONS:

Application #18781-0
Applicant: Whonnock Industries Ltd & MacDonald Family
Decision Date: February 14, 1985
Proposal: Establish overnight campground on a lease parcel of 11.9 ha for 10 years, renewable for 5 years.
Decision: Allow because of low capability and minimal impact on agriculture.

LOCAL GOVERNMENT RECOMMENDATIONS/COMMENTS:

Forwarded without recommendation.

STAFF COMMENTS:

If the Commission considers that the campsite activity may cease in the future and the site be reverted to agricultural use, then staff would recommend refusal of the present application as the placement of this quantity of fill would make such rehabilitation more difficult. However, if the Commission considers that it is unlikely that the land would be used for agriculture in the future, then the addition of this fill material, as an enhancement of a community need (parks and camping space) is supportable.

END OF REPORT

Signature _____ **Date**