



Agricultural Land Commission
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Burnaby, British Columbia V5G 4K6
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www.alc.gov.bc.ca

May 30, 2006

Reply to the attention of Gordon Bednard

Raymond & Nanette Arsenault
8550 - 252nd Street
Langley, BC V1M 3P1

Dear Sir/Madam:

Re: Application # O-36504
PID: 010-627-430
Lot 3, District Lot 327, New Westminster District Group 2, Plan 1560

The Provincial Agricultural Land Commission (the "Commission") has now concluded its review of your application to place up to 3000 cubic metres of fill material on the above subject property to level a depressional area on the west side of the property and subsequently rehabilitate that area. 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 April 25, 2006 at the property. The Commission found the meeting and site visit informative. In particular, the Commission noted that the proposal calls for the use of fill material and topsoil to create a level area for landscaping the western portion of the property, between the existing driveways.

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

- the use being restricted to the 0.2 ha area identified on the attached plan;
- a maximum of 3000 cubic metres total of fill and topsoil be placed on the subject property;
- effective drainage being implemented to ensure excess water originating from the subject property does not negatively affect adjoining properties;
- 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 #236/2006. Please quote your application number in any future correspondence.

Yours truly,
PROVINCIAL AGRICULTURAL LAND COMMISSION

Per:

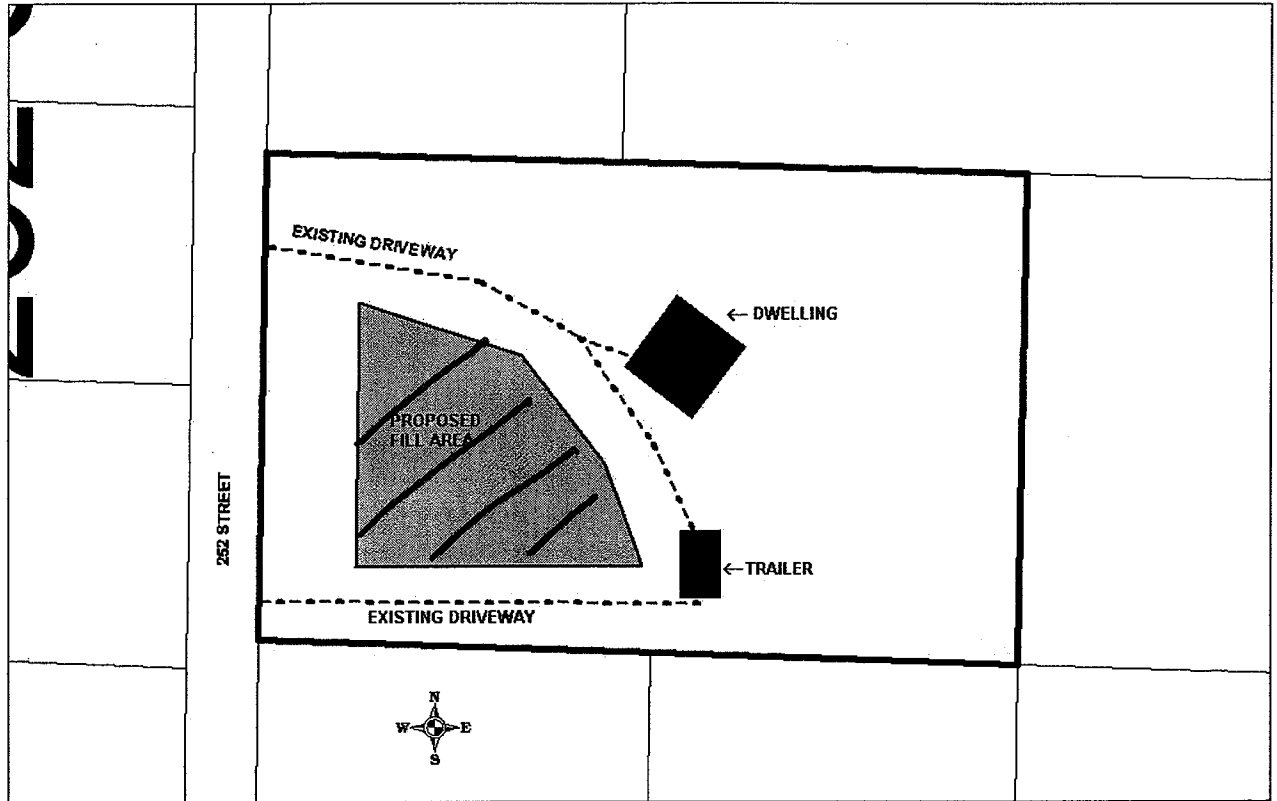
Erik Karlsen, Chair

cc: Township of Langley - Attn: Phil Lemay (# SO000320)
Jack Rees Trucking and Excavating Ltd, PO Box 946, Langley, BC V1M 2S3
GB/lv/Encl./36504d1

Owner: Raymond C. Arsenault
Nanette L Arsenault
8550 252 Street
Langley BC V1M 3P1

Legal: LT 3, SEC 26, TWP 11, DL 327, NWD, PL 1560

RECEIVED
PROV. AGRICULTURAL
LAND COMMISSION FEB 27 2006



1 Location of Proposed Soil Deposit

Provincial Agricultural Land Commission

Application: O-36504

Resolution # 236/2006

 **Subject property.**

 **Approved 0.2 ha area for placement of up to 3000 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 April 25, 2006 at Fort Langley, B.C.

PRESENT: Carol Paulson Commissioner
Walter Dyck Commissioner

ABSENT: Peter Dhillon Chair

STAFF: Gordon Bednard, Regional Research Officer

For Consideration

Gordon Bednard presented his staff report dated April 11, 2006 regarding application #O-36504.

Site Inspection

A site inspection was conducted on April 25, 2006. Those in attendance were:

- Commissioners Paulson, & Dyck
- Agricultural Land Commission Staff: Gordon Bednard, Regional Research Officer and Tony Pellett, Planner
- Dave Arsenault – owner
- Jack Rees - agent

The Commission viewed the property and discussed the proposal with the land owner and his agent.

Commission Discussion

The Commission considered that the area proposed for fill placement could be improved for agriculture if fill and topsoil were used to bring that area level with the surrounding lands. Provided this could be done without affecting the natural drainage of the area, and especially without causing drainage problems on adjacent properties, the Commission would be agreeable to the proposal as presented.

IT WAS

MOVED BY: Commissioner Carol Paulson

SECONDED BY: Commissioner Walter Dyck

THAT the staff report be received and the application be approved as presented for the above reasons. The applicant must ensure that only the amount of fill material as proposed is placed on the property, that the fill area is rehabilitated to an agricultural standard and that effective drainage is installed such that excess water originating from the subject property does not create a negative impact on adjacent lands.

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

CARRIED



Staff Report
Application # O – 36504
Applicant: Raymond & Nanette Arsenault
Agent: Jack Rees Trucking and Excavating Ltd

DATE PREPARED: April 11, 2006

TO: Chair and Commissioners – South Coast Panel

FROM: Gordon Bednard, Regional Research Officer

PROPOSAL: To deposit up to 3000 cubic metres of clay and topsoil over a 0.2 ha area to provide a level yard for landscaping.

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

BACKGROUND INFORMATION:

No previous applications on this property.

Local Government:

The Corporation of the Township of Langley

Legal Description of Property:

PID: 010-627-430

Lot 3, District Lot 327, New Westminster District Group 2, Plan 1560

Location of Property:

8550 - 252 street, Township of Langley

Size of Property:

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

ALR Area under application:

0.2 ha

Present use of the Property:

House and mobile home, balance forested, no agricultural development

Surrounding Land Uses:

- WEST:** rural residential and hobby farms in ALR
- SOUTH:** forested land in ALR
- EAST:** forested land in ALR
- NORTH:** rehabilitated gravel pit (pasture), in 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.

Official Community Plan and Designation:

N/A

Zoning Bylaw and Designation:

RU - 2

PREVIOUS APPLICATIONS:
NONE

LOCAL GOVERNMENT RECOMMENDATIONS/COMMENTS:

Forwarded with no comment or recommendation.

STAFF COMMENTS:

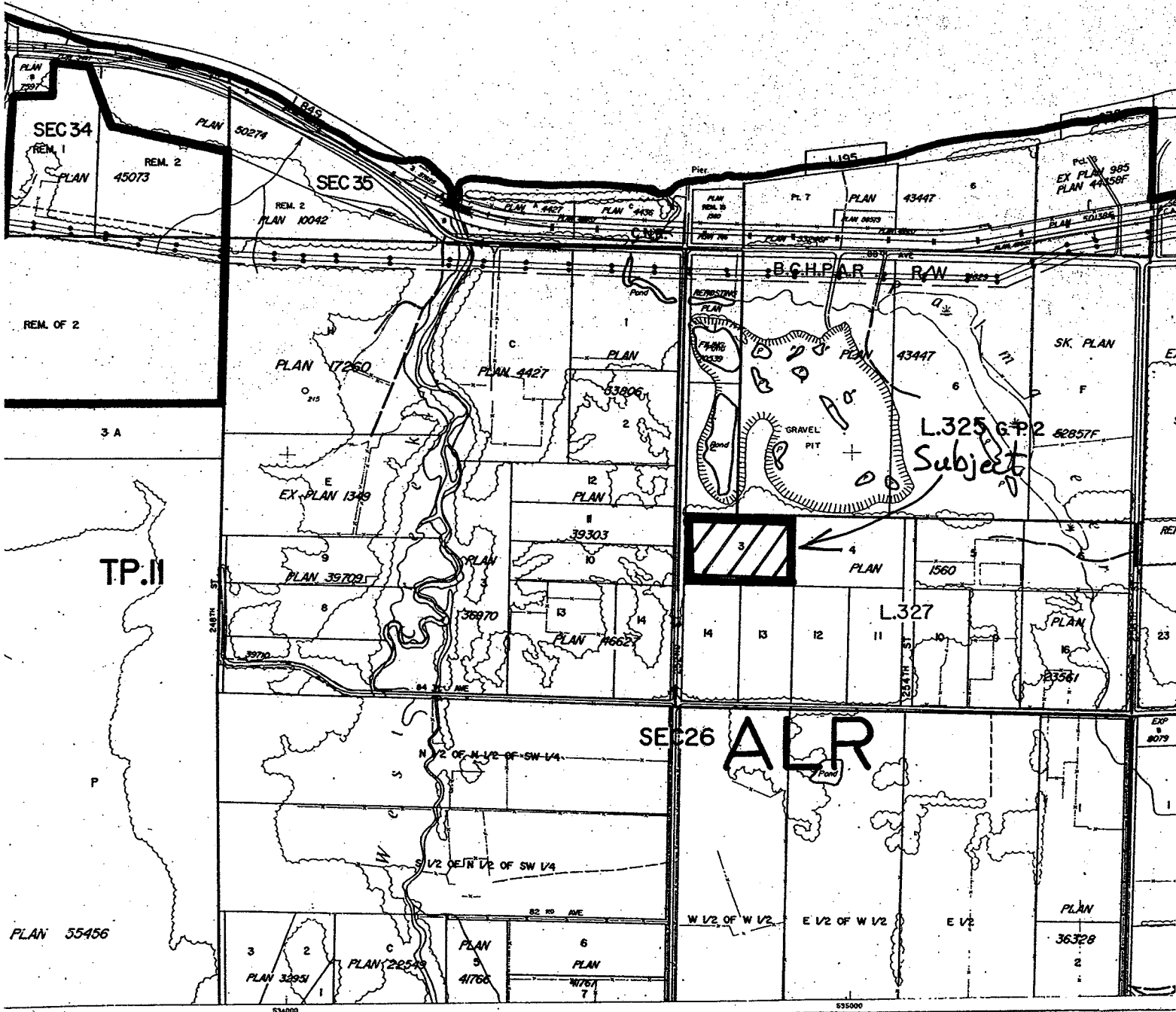
Recommend allowance subject to:

1. receipt of more detailed plan for fill area;
2. bonding of \$5000 to ensure no excess fill deposited, that soil deposited is of good quality and is placed in the area agreed, and;
3. requirement for receipt of final closure report confirming that the property has been rehabilitated and improved for agriculture.

END OF REPORT

Signature

Date



CONSTITUENT SHEET 39

SERVE

Mètres
4000 Feet

Date
July 31,
JAN. 31
OCT 31
OCT 3
OCT 21
APRIL 1

Constituent

Map #

39

Scale: 1:10,000

