



Agricultural Land Commission
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May 30, 2006

Reply to the attention of Gordon Bednard

John & Jennie Hik
6754 - 256th Street
Aldergrove, BC V4W 1T9

Dear Sir/Madam:

Re: Application #O-36508
PID: 012-447-595
Lot 10, Block 2, South West 1/4, Section 13, Township 11,
New Westminster District, Plan 2031

The Provincial Agricultural Land Commission (the "Commission") has now concluded its review of your application to place up to 25,000 cubic metres of fill and topsoil over a 2 ha portion of the above property in order to improve the land for agricultural use. The application was submitted pursuant to section 20(3) of the *Agricultural Land Commission Act*.

The Commission wishes to thank you for taking the time to meet with its representatives on April 26, 2006 at the property. The Commission found the meeting and site visit informative. In particular, the Commission noted that other areas of the land have been previously filled and rehabilitated to an acceptable agricultural standard, but that no previous applications for fill placement had been received by the Commission.

As the present proposal would encompass a large area (2 ha) and a considerable amount of fill (25,000 cubic metres), the Commission will only consider this proposal in the context of a report from a qualified professional (eg. Professional Agrologist). The report should detail the present and future state of the subject area and provide a plan for the enhancement of its agricultural use by the proper placement of fill and ultimate rehabilitation of the site to an agricultural standard.

For the above reasons, at the present time, the Commission has refused your application, however, upon receipt of such a report the Commission will reconsider this decision.

The decision noted above is recorded as Resolution #238/2006.

Yours truly,

PROVINCIAL AGRICULTURAL LAND COMMISSION

Per:

Erik Karlsen, Chair

cc: Township of Langley - Attn: Paul Albrecht (# SO000361)

GB/lv/36508d1



Staff Report
Application # O – 36508
Applicant: John & Jennie Hik
Agent: Larry Redlick's Enterprises

DATE PREPARED: April 13, 2006

TO: Chair and Commissioners – South Coast Panel

FROM: Gordon Bednard, Regional Research Officer

PROPOSAL: To place fill over an approximately 0.5 ha portion of this 6 ha property. The intent is to improve agricultural land, by gently sloping and creating drainage swales. Existing topsoil will be moved and stockpiled, fill placed and contoured, and the topsoil will be replaced.

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

BACKGROUND INFORMATION:

No soil management plan, or agricultural development plan, has been provided with the application. There are no figures on the amount of fill to be placed and only the barest outline on how the project will be accomplished. There is no discussion of the benefit to agriculture the project will provide, nor is there any discussion of the possibility of draining the area as opposed to placing fill.

Local Government:

The Corporation of the Township of Langley

Legal Description of Property:

PID: 012-447-595

Lot 10, Block 2, South West 1/4, Section 13, Township 11, New Westminster District, Plan 2031

Location of Property:

6754 - 256th Street, Township of Langley

Size of Property:

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

ALR Area under application:

0.5 ha (Estimated)

Present use of the Property:

Residence, shops and barn, beef cattle

Surrounding Land Uses:

- WEST:** Horse boarding facility, in ALR
- SOUTH:** Large rural residential properties and hobby farms, in ALR
- EAST:** Rural residence and hobby farm, in ALR
- NORTH:** Railway R/W, forested land beyond, in ALR

Agricultural Capability:

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

Official Community Plan and Designation:

Information pending

Zoning Bylaw and Designation:

Information pending

PREVIOUS APPLICATIONS:

NONE

LOCAL GOVERNMENT RECOMMENDATIONS/COMMENTS:

Forwarded without comment or recommendation

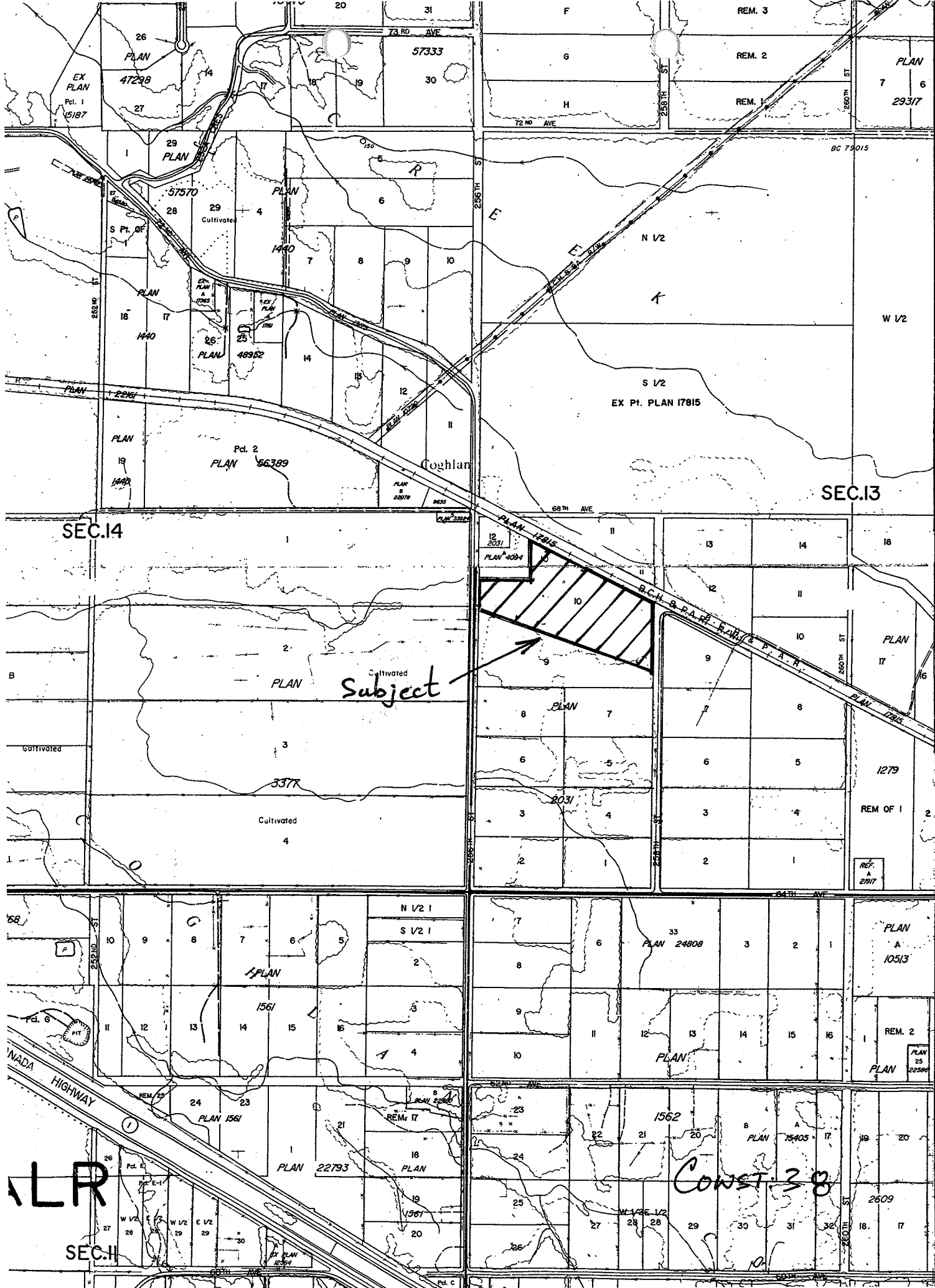
STAFF COMMENTS:

Staff recommends refusal of the application until such time as further information (in the form of a professional report) is received regarding the need to place fill on this land to improve it for agriculture. At that time, the application can again be brought forward for consideration. Based on photos of the site appended to the file, it appears that there may already be plenty of material on site which could be re-arranged to provide better drainage and overall agricultural utility of the land.

END OF REPORT

Signature

Date



SEC. 14

SEC. 13

Subject

CONST. 38

LR
SEC. II