



Agricultural Land Commission
133-4940 Canada Way
Burnaby, British Columbia V5G 4K6
Tel: 604 660-7000
Fax: 604 660-7033
www.alc.gov.bc.ca

May 19, 2006

Reply to the attention of Gordon Bednard

Fraser River Aviation Ltd
19714 - 96th Avenue
Langley, BC V6E 3C9

Attention: Ron Martini

Re: **Application # O-36586**

PID: 008-428-361

Lot 2, District Lot 583 & 242, New Westminster District Group 2, Plan 74396
(2.9 ha portion)

PID: 008-428-395

Lot 3, District Lot 242, New Westminster District Group 2, Plan 74396
(entire 16.4 ha)

The Provincial Agricultural Land Commission (the "Commission") has now concluded its review of your application to exclude a total of 19.3 ha of the above subject properties from the ALR to facilitate airport expansion. The application was submitted pursuant to section 30(1) of the *Agricultural Land Commission Act*.

The Commission wishes to thank you and Glenn Bell for taking the time to meet with its representatives on April 25, 2006. The Commission found the meeting and site visit informative.

The Commission considered that to exclude the properties may in the future invite activities to the land which would be incompatible with adjacent agricultural operations. For this reason, the Commission has refused your application to exclude the subject lands from the Agricultural Land Reserve.

However, based on the particular circumstances of this situation, and the fact that present airport-related activities do not appear to limit or interfere with agriculture in the area, the Commission would be prepared to allow airport-related land use to continue or expand on the subject lands within the ALR as shown on the attached sketch.

The decision noted above is recorded as Resolution # **219/2006**.

This decision is subject to 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.

Yours truly,
PROVINCIAL AGRICULTURAL LAND COMMISSION

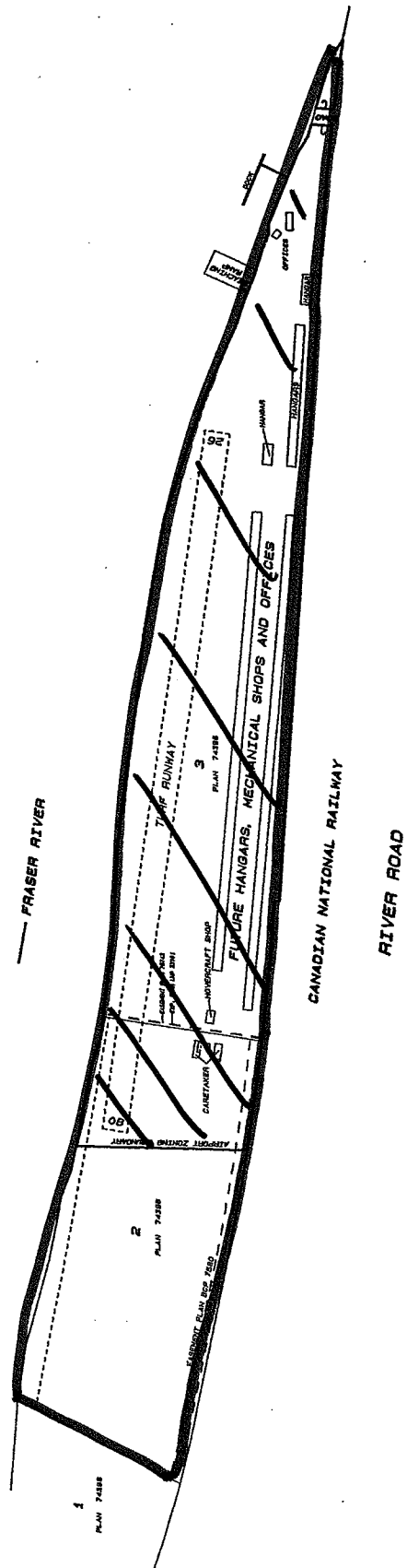
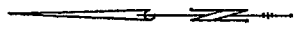
Per:

Erik Karlsen, Chair

cc: Township of Langley Attn: Bill Ulrich
Bell and Giuriato - Attn: Glenn Bell, 101 - 21616 - 52nd Avenue, Langley V2Y 1L7
GB/lv/36586d1

PLAN OF THE FORT LANGLEY AIRPORT LOCATED ON LOTS 2 & 3 OF SECTION 14, TOWNSHIP 11, PLAN 74386, NEW WESTMINSTER DISTRICT.

SCALE - 1:10000 0 20 40 METRES



THIS PLAN IS A REDUCTION

WILL S. GIUSTATO
 ZONING/LAND-BORDERLINE
 104 - 8144 - 60th Avenue
 Edmonton, Alberta T6C 2K1
 Tel: 780-443-1111
 Fax: 780-443-1112

Provincial Agricultural Land Commission

Application: O-36586
 Resolution # 219/2006

Subject properties

Approved 19.3 ha area for airport related land use

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 Ladner, B.C.

PRESENT: Carol Paulson Commissioner
Walter Dyck Commissioner

STAFF: Gordon Bednard, Regional Research Officer
Tony Pellett, Planner

For Consideration

Gordon Bednard presented his staff report dated April 11, 2006 regarding application #O-36586.

Site Inspection

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

- Commissioners Dhillon, Paulson, & Dyck
- Agricultural Land Commission Staff: Gordon Bednard, Regional Research Officer and Tony Pellett, Planner
- Ron Martini, owner
- Glenn Bell, agent

The Commission viewed the property and discussed the application with the owner and agent. This meeting was considered by the Commission as fulfilling the requirements for a hearing.

Commission Discussion

The Commission considered that to exclude the property may in the future invite activities to the land which would be incompatible with adjacent agricultural operations. At present, the airport does not appear to limit or interfere with agriculture in the area, and on this basis, the Commission would be prepared to allow airport related land use to continue or expand on the subject lands.

IT WAS

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

THAT the staff report be received and the application be refused as presented, however, for the above stated reasons, the Commission would be prepared to allow airport related activities to continue and/or expand on the subject lands.

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

CARRIED



Staff Report
Application # O – 36586
Applicant: Fraser River Aviation Ltd
Agent: Bell & Giuriato

DATE PREPARED: April 11, 2006

TO: Chair and Commissioners – South Coast Panel

FROM: Gordon Bednard, Regional Research Officer

PROPOSAL: To exclude a total of 19.2 ha from the ALR (one entire lot of 16.4 ha and a 2.9 ha portion of another) to facilitate airport expansion.

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

BACKGROUND INFORMATION:

There have been a number of previous applications on these properties, see below. There is some question as to the jurisdiction the Commission, as a provincial agency, may have over the airport facilities and operation. This application, however, addresses the removal of the land from the ALR which may facilitate its re-development into other uses, which the Commission would only have jurisdiction over if the land was retained in the ALR.

Local Government:

The Corporation of the Township of Langley

Legal Description of Property:

1. PID: 008-428-361
Lot 2, District Lot 583 & 242, New Westminster District Group 2, Plan 74396 (2.9 ha portion)
2. PID: 008-428-395
Lot 3, District Lot 242, New Westminster District Group 2, Plan 74396 (entire 16.4 ha)

Purchase Date (m/d/y):

05/01/2003

Location of Properties:

24600 River Road, Township of Langley

ALR Area:

19.2 ha

Present use of the Properties:

airport for both land-based and seaplanes

Surrounding Land Uses:

WEST: Vacant land outside of Dyke, in ALR, currently used for sand storage
SOUTH: River Road, railway, large agricultural operations in ALR beyond
EAST: CN railway, dykes and Fraser River
NORTH: Fraser River

Agricultural Capability:

Data Source: Agricultural Capability Map # 92G/2h
The majority of the property is identified as having Prime Dominant ratings of class 2 and 3. The extensive filling of the property over the years have severely affected its capability for agriculture. See reports in file.

Official Community Plan and Designation:

Rural Residential/Agriculture and Natural Areas

Zoning Bylaw and Designation:

Airport Zone P-4
1.7 ha MLS

PREVIOUS APPLICATIONS:

Application #27421-0

Applicant: FORT LANGLEY AVIATION
Decision Date: December 14, 1992
Proposal: The applicant requests permission to construct an aircraft storage and servicing hanger which will be approximately 50' by 100' in size.
Decision: That the application be approved subject to compliance with all other legislation.

Application #30892-0

Applicant: Fort Langley Aviation Ltd
Decision Date: October 31, 1996
Proposal: The applicant is seeking permission to use 1858 m² (20,000 sq.ft.) of the subject property as a gravel storage area for boats and recreational vehicles.
Decision: That the application be refused as submitted on the grounds that the proposed 0.2 ha storage area would be an inappropriate use within the ALR as it would increase the pressure for the establishment of similar non-farm uses on the property itself and adjacent and surrounding lands in the Reserve.

Application #23863-0

Applicant: Fort Langley Aviation Ltd.
Decision Date: November 15, 1989
Proposal: To construct an addition to the airport office. The existing office is 33 m² and the proposed addition is 50 m².
Decision: That the application be allowed.

Application #24632-0

Applicant: Fort Langley Aviation Ltd.
Decision Date: July 24, 1990
Proposal: To construct an addition to an existing maintenance shop located on the property. The existing shop is 120 m² and the proposed addition comprises 45.3 m². Additional storage space for tools associated with the float plane and small craft airport is requ
Decision: That the application be allowed subject to compliance with all other legislation.

Application #30892-1

Applicant: Fort Langley Aviation Ltd

Decision Date: March 24, 1997

Proposal: The applicant has amended his request and is now seeking permission to use 5% of the entire subject property (ie. 0.8 ha), rather than the originally requested area of 1858 m², for a fenced gravel storage compound for boats and recreational vehicles.

Decision: That approval be granted for the use of the existing 1858 m² gravel storage area for the storage of boats and recreational vehicles, in addition to a possible expansion of this use to an area of no greater than 0.8 ha (encompassing the existing gravel storage area) in the future. The applicant is also advised that the requested 0.8 ha area is the maximum site allowed for the accessory storage compound with no option for expansion at a future date.

Application #27421-1

Applicant: FORT LANGLEY AVIATION

Decision Date: February 22, 2000

Proposal: Propose to amend original application which permitted the construction of one 50' x 100' airport hanger. Applicant indicates that the original hanger is fully occupied and proposes to construct a second. The building will be unheated and without plumbing

Decision: Allowed construction of hangar as requested.

Application #27421-2

Applicant: FORT LANGLEY AVIATION

Decision Date: September 02, 2004

Proposal: Original application proposed the construction of a 50' x 100' hanger on the subject property. This was allowed by Res. 1210/92.

The applicant requested the application be reconsidered in 2000 to permit the construction of a second hangar (12.25 m x 75 m) on the subject property. This was approved by Res. 67/2000.

The applicant asks the Commission to reconsider the application and to approve the construction of an additional hanger (12.25 m x 45.12 m).

Decision: Allowed as requested.

LOCAL GOVERNMENT RECOMMENDATIONS/COMMENTS:

Township Council does not endorse the application to remove the land from the ALR.

STAFF COMMENTS:

Staff is concerned that removal of the land from the ALR may precipitate its re-development to other uses which may have negative effects on the active farming practiced on adjacent lands to the south. The applicants have the authority (according to their legal opinions and that of Transport Canada) to use and expand their airport related activities without any approvals from local or provincial agencies, and according to their application, that is what they are planning. As far as staff can see, therefore, there is no reason to remove the land from the ALR and staff recommends retention of the land as ALR and encouragement of airport related development on the site, as per the stated plans of the applicant.

END OF REPORT

Signature

Date

