



**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

June 28, 2006

Reply to the attention of Gordon Bednard

Fred C. Tse and Pui Lee Cheng  
14267 - 25th Avenue  
Surrey, BC V4P 2G2

Dear Sir/Madam:

**RE: Application #O-36599**  
PID: 001-109-260  
The West 1/2 of the West 1/2 of the South West 1/4 of, Section 8, Township  
11, New Westminster District

The Provincial Agricultural Land Commission (the "Commission") has now concluded its review of your application to use the 15.2 ha subject property for a livestock auction facility with holding pens, grazing area, auction building/office, animal handling installations and a residence for the manager. The application was submitted pursuant to section 20(3) of the *Agricultural Land Commission Act*.

The Commission wishes to thank your representative Michael Duffy for taking the time to meet with its representatives on June 19, 2006 at the property. The Commission found the meeting and site visit informative.

The Commission considered that the property has prime agricultural capability ratings and if effectively managed could produce a wide range of crops. The proposed development, while agriculturally related, is substantially industrial in nature and in the opinion of the Commission, better suited to lands zoned for industrial use.

For these reasons, the Commission refused your application as proposed.

While refusing the present application, the Commission recognizes the need by the agricultural community for the type of facility proposed. Therefore the Commission suggests you explore the options available to you to re-development the present site of the auction facility to enhance that use. Please forward any such proposals to this office for review.

The decision noted above is recorded as Resolution # 301/2006.

Yours truly,

PROVINCIAL AGRICULTURAL LAND COMMISSION

Per:

Erik Karlsen, Chair

pc: Township of Langley Attn: Bill Ulrich file #100113  
Michael Duffy, 130-1685 Pinetree Way, Coquitlam, BC - V3E 3A1

**MINUTES OF THE PROVINCIAL AGRICULTURAL LAND COMMISSION**

Minutes of a meeting held by the Provincial Agricultural Land Commission (the "Commission") on June 20, 2006 at Surrey, B.C.

PRESENT: Erik Karlsen   Chair  
          Sue Irvine    Commissioner  
          John Tomlinson                                      Commissioner

ABSENT: Lorne Seitz   Commissioner

STAFF: Gordon Bednard, Regional Research Officer

**For Consideration**

Gordon Bednard presented his staff report dated June 9, 2006 regarding application #O-36599.

**Site Inspection**

A site inspection was conducted on June 19, 2006. Those in attendance were:

- Commissioners Karlsen, Irvine and Tomlinson
- Agricultural Land Commission Staff: Gordon Bednard, Regional Research Officer
- Michael Duffy

The Commission viewed the property and the proposed subdivision line and discussed the application with Michael Duffy.

**Commission Discussion**

The Commission considered that the property has prime agricultural capability ratings and if effectively managed could produce a wide range of crops. The proposed development, while agriculturally related, is substantially industrial in nature and in the opinion of the Commission, better suited to lands zoned for industrial use.

**IT WAS**

**MOVED BY:** Commissioner Sue Irvine

**SECONDED BY:** Commissioner Erik Karlsen

THAT the staff report be received and the application be refused for the above reasons.

CARRIED



**Staff Report**  
**Application # O – 36599**  
**Applicant: Fred C. Tse**  
**Agent: Michael Duffy**

**DATE PREPARED:** June 2, 2006

**TO:** Chair and Commissioners – South Coast Panel

**FROM:** Gordon Bednard, Regional Research Officer

**PROPOSAL:** To use the 15.2 ha subject property for a livestock auction facility with holding pens, grazing area, auction building/office, animal handling installations and a residence for the manager.

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

**BACKGROUND INFORMATION:**

By way of this application, the property owners are looking to relocate their existing livestock auction facility presently located at 21801 56th Ave. There have been some issues at the previous FVA site to the west on 56th Ave regarding filling, drainage and screening to protect adjacent operations, which to date have not been addressed.

**Local Government:**

The Corporation of the Township of Langley

**Legal Description of Property:**

PID: 001-109-260

The West 1/2 of the West 1/2 of the South West 1/4 of, Section 8, Township 11, New Westminster District

**Purchase Date (m/d/y):**

December 2003

**Location of Property:**

22443 - 56 ave, Township of Langley

**Size of Property:**

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

**Present use of the Property:**

vacant, north half treed, south half grazing land.

**Surrounding Land Uses:**

- WEST:** Small rural residential lots along 56 ave with larger agricultural parcels behind
- SOUTH:** 56 Ave, active agricultural operations in ALR
- EAST:** Active agricultural operations in ALR
- NORTH:** Rural residential and active farm operations in ALR

**Agricultural Capability:**

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

**Official Community Plan and Designation:**

Agriculture/Countryside

**Zoning Bylaw and Designation:**

Rural Zone RU-3  
8 ha MLS

**PREVIOUS APPLICATIONS:**

- Application #21245-0**
- Applicant:** Schaffer, Gary
- Decision Date:** July 30, 1987
- Proposal:** Locate double wide mobile home on property.
- Decision:** Allow but use for farm help only.

**LOCAL GOVERNMENT RECOMMENDATIONS/COMMENTS:**

Not endorsed by Council as the proposal does not comply with the township's rural plan.

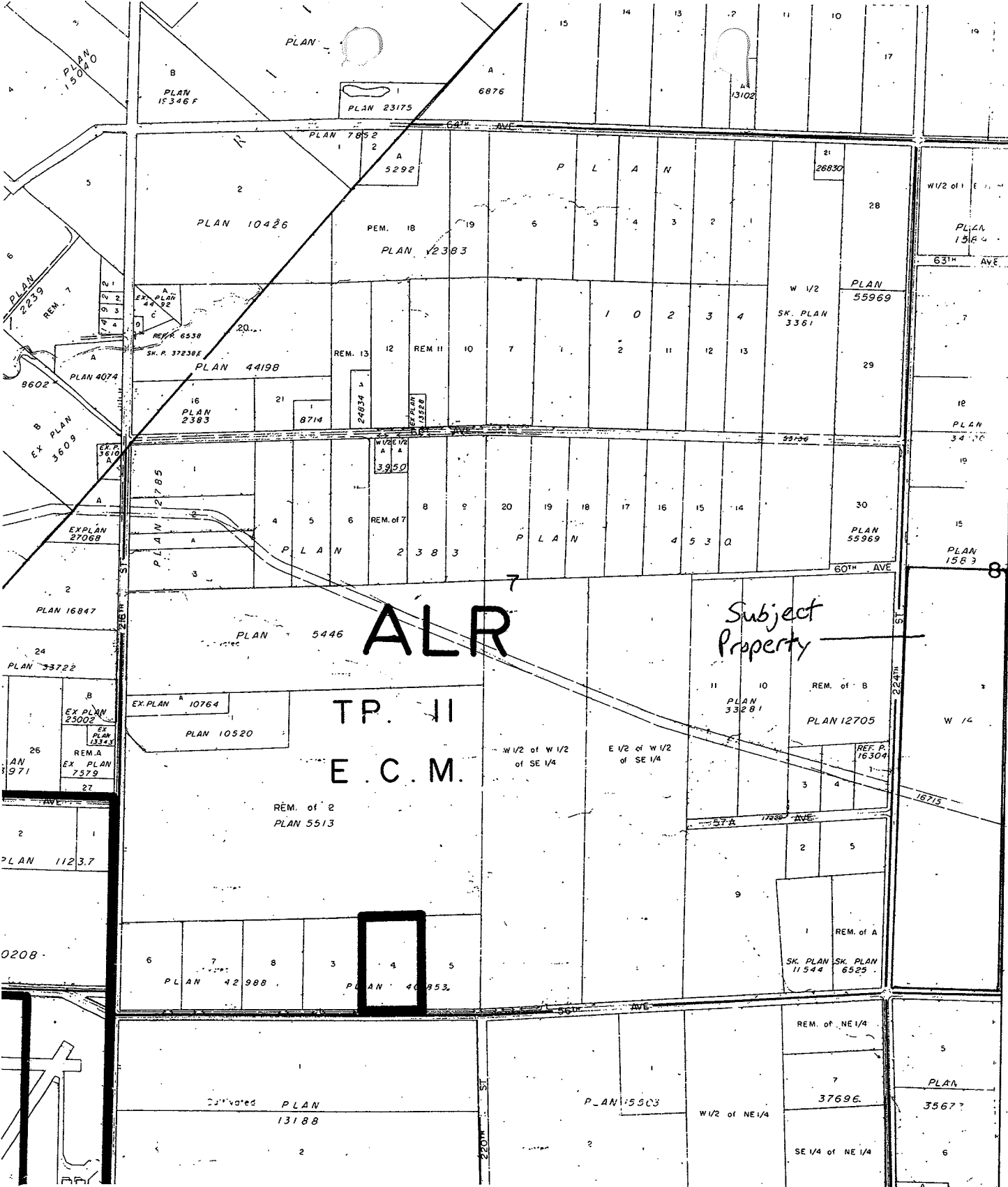
**STAFF COMMENTS:**

Staff feels that the proposed land use is more industrial than agricultural and should be more appropriately placed on industrially zoned land.  
The present site of the auction has been severely debilitated and may never be able to be rehabilitated and used for land based agriculture again. The present operation has also been the site of non-farm activities which were accomplished without approval of the Commission, and where outstanding issues remain.  
Staff recommends refusal of the present application, and suggests the Commission direct the applicants to look at non-ALR lands for their proposed use.

**END OF REPORT**

\_\_\_\_\_  
**Signature**

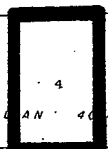
\_\_\_\_\_  
**Date**



**ALR**

**TP. II  
E.C.M.**

*Subject Property*



**Constituent**

Map # 20

Scale: 1:10,000

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**N**

ENDORSEMENTS
Signature

49°06'00"  
122°36'00"