



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

June 28, 2006

Reply to the attention of Gordon Bednard

Douglas Sweeting and Lisa MacBurney
2370 - 224th Street
Langley, BC V2Z 2Z3

Dear Sir/Madam:

RE: Application #O-36688

PID: 001-007-475

Lot 5, Section 17, Township 10, New Westminster District, Plan 43482;

The Provincial Agricultural Land Commission (the "Commission") has now concluded its review of your application to place up to 3000 cubic metres of fill/topsoil on the subject property to facilitate better drainage and creation of healthy pasture areas. The application was submitted pursuant to section 20(3) of the *Agricultural Land Commission Act* (the "ALCA").

The Commission wishes to thank Lisa MacBurney for taking the time to meet with its representatives on June 19, 2006 at the subject property. The Commission found the meeting and site visit informative.

The Commission considered that the property could benefit by the addition of a small amount of topsoil to enhance the fertility of the pasture area and level a depressional area. The Commission, to ensure that the project proceeds and is completed as planned, will require some security to be posted and a final report to be made following completion.

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

- the use being restricted to the areas identified on the attached plan;
- receipt of a \$5000 letter of credit which will be held until the Commission receives and accepts a final report on the placement of the topsoil showing that the areas have been satisfactorily rehabilitated and enhanced for agricultural use;
- this approval is for placement of a maximum of 3000 cubic metres of agricultural quality topsoil;
- 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 # 305/2006.

Page 2 - #36688

Please quote your application number in any future correspondence.

Yours truly,

PROVINCIAL AGRICULTURAL LAND COMMISSION

Per:

Erik Karlsen, Chair

pc: Township of Langley - Attn: Phil Lemay (# SO000374)

GB/lv/Encl./36688d1.

Provincial Agricultural Land Commission

Application: O-36688

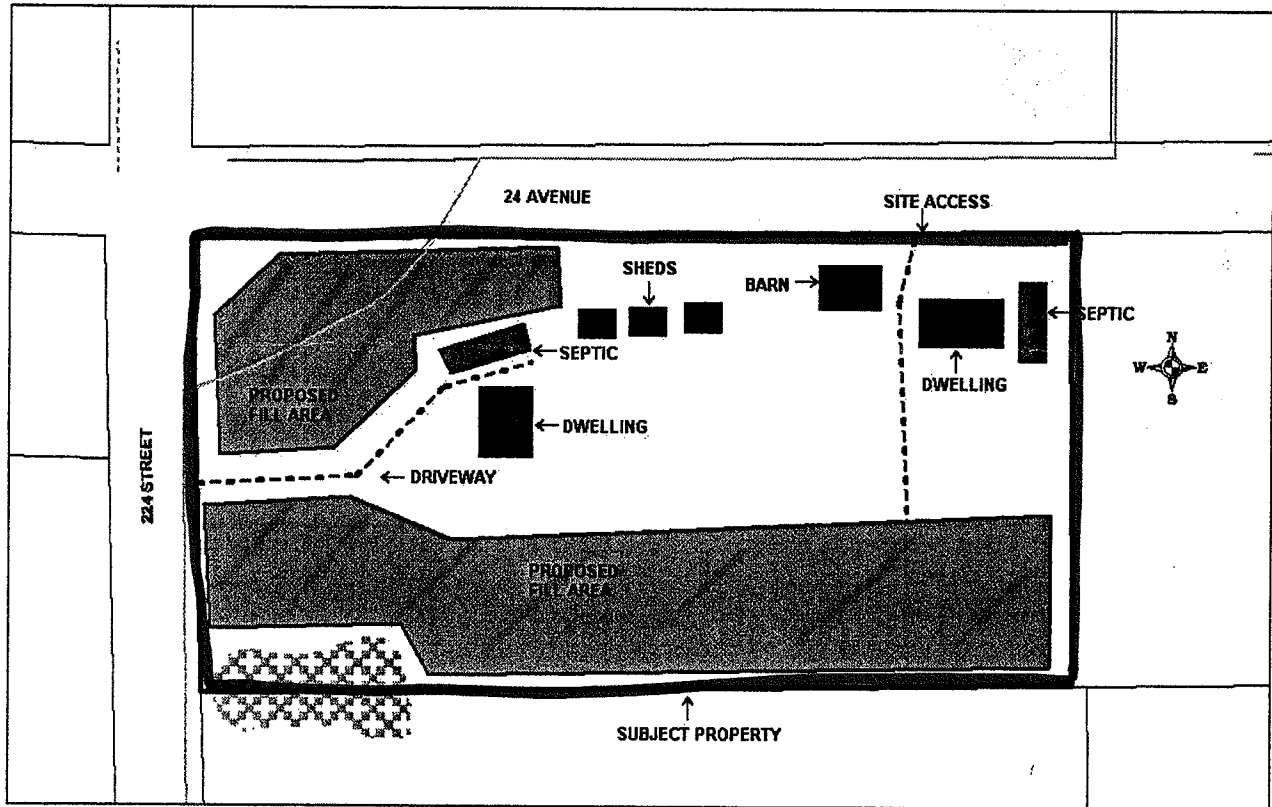
Resolution # 305/2006

 Subject property.

 Approved areas for placement of topsoil

Owner: Douglas L Sweeting
Lisa J Macburney
2370 224 Street
Langley BC V2Z 2Z3

Legal: LT 5, SEC 17, TWP 10, NWD, PL 43482



1. Location of Proposed Soil Deposit



Staff Report
Application # O – 36688
Applicant: Douglas Sweeting and Lisa MacBurney

DATE PREPARED: June 8, 2006

TO: Chair and Commissioners – South Coast Panel

FROM: Gordon Bednard, Regional Research Officer

PROPOSAL: To place up to 3000 cubic metres of fill on the subject property to facilitate better drainage and creation of healthy pasture areas.
This application is made pursuant to section 20(3) of the *Agricultural Land Commission Act*.

BACKGROUND INFORMATION:

The Commission has previously indicated to the applicants (letter of May 4, 2006) that the addition of fill for farm use (ie a riding ring) is acceptable to the Commission and does not require application. It appears that the applicants feel that additional placement of fill is necessary to accomplish their goals for the property

Local Government:

The Corporation of the Township of Langley

Legal Description of Property:

PID: 001-007-475
Lot 5, Section 17, Township 10, New Westminster District, Plan 43482

Location of Property:

2370 - 224th Street, Township of Langley

Size of Property:

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

Present use of the Property:

one house, one mobile home, gardens and orchard, barn, pasture and horse training area

Surrounding Land Uses:

WEST: Horse farms on larger lots in ALR
SOUTH: Horse farm on similar sized lot, in ALR
EAST: Tree farm in ALR
NORTH: Horse farm on similar sized lot in ALR

Agricultural Capability:

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

PREVIOUS APPLICATIONS:

NONE

RELEVANT APPLICATIONS:

SOUTH

Application #35924-0

Applicant: Hayward, Brian

Decision Date: May 11, 2005

Proposal: To place up to 45, 000 cubic metres of fill on the property, level the land and provide ditches for drainage to bring the property to its maximum potential.

Decision: Refuse as proposed, Commission does not feel the fill is needed to increase the utility of the land for agriculture.

LOCAL GOVERNMENT RECOMMENDATIONS/COMMENTS:

Forwarded without comment or recommendation

STAFF COMMENTS:

If, following onsite inspection, it appears the placement of fill may be warranted, and the excess water problems cannot be solved by the installation of drainage, then staff would recommend allowance of the application subject to receipt of a \$5000 bond to ensure the land is reclaimed to an agricultural standard. As well, the applicants should provide proof of satisfactory reclamation prior to the return of the bond.

END OF REPORT

Signature

Date