



**Agricultural Land Commission**  
133-4940 Canada Way  
Burnaby, British Columbia V5G 4K6  
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www.alc.gov.bc.ca

September 28, 2006

Reply to the attention of Gordon Bednard

Z & R Trucking and Construction Ltd.  
23302 - 70A Avenue  
Langley, BC V2Y 2H9

Dear Sir/Madam:

**Re: Application #O-36852**  
PID: 006-485-375  
Lot 3, Section 16, Township 11, New Westminster District, Plan 30044

The Provincial Agricultural Land Commission (the "Commission") has now concluded its review of your application to subdivide the above subject property into 17 lots of approximately 0.4 ha each. The application was submitted pursuant to section 21(2) of the *Agricultural Land Commission Act*.

The Commission wishes to thank Norm Tapp and Pat Brisbin for taking the time to meet with its representatives on August 31, 2006 at the property. The Commission found the meeting and site visit informative.

Please find attached a copy of the minutes of Resolution # 460/2006 outlining the Commission's decision as it relates to the above noted application.

Yours truly,

PROVINCIAL AGRICULTURAL LAND COMMISSION

Per: A handwritten signature in black ink that reads "Shaundehl Runka". The signature is written in a cursive, flowing style.

Erik Karlsen, Chair

Cc: Norm Tapp, 25469-84th Avenue, Langley, BC, V1M3N2  
Township of Langley – Attn: Bill Ulrich (AL1000116/AL1000117)

GB/lv  
36852d1



**IT WAS**

**MOVED BY:** Commissioner Erik Karlsen

**SECONDED BY:** Commissioner Lorne Seitz

That the application be refused as presented, however, the Commission would like to advise both the applicant and the Township of Langley that the Commission is not opposed in principle to entertaining some subdivision of the subject parcel in conjunction with inclusion and full agricultural rehabilitation of land in the non-ALR enclave near Aldergrove Lake, but not at the proposed subdivision density and not before the Commission has agreed on a more detailed plan prepared by the Township of Langley for at least that part of the *Salmon River Uplands* in the vicinity of the subject parcel (e.g. south of the Trans-Canada Highway, north of the ALR boundary near Coghlan Creek and west of the upland escarpment).

CARRIED



**Staff Report**  
**Application # O – 36852**  
**Applicant: Z & R Trucking and Construction Ltd.**  
**Agent: Norm Tapp**

**DATE PREPARED:** August 21, 2006

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

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

**PROPOSAL:** To subdivide a 6.78 ha lot into 17 lots of 0.4 ha each. The subject property is located at 23302 - 70 Avenue, Langley. In exchange the applicant proposes the inclusion of 7.95 ha located at 920 - 272 Street, Aldergrove. (see application # 36853)

This application is made pursuant to section 21(2) of the *Agricultural Land Commission Act*.

**BACKGROUND INFORMATION:**

**Local Government:**

The Corporation of the Township of Langley

**Legal Description of Property:**

PID: 006-485-375  
Lot 3, Section 16, Township 11, New Westminster District, Plan 30044

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

03/01/2005

**Location of Property:**

23302 - 70 Avenue, Langley

**Size of Property:**

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

**Present use of the Property:**

SR1 zoned, vacant pasture land

**Surrounding Land Uses:**

**WEST:** 232 Street and Highway 10, rural residential and hobby farms beyond (out of ALR)  
**SOUTH:** Pasture, horse field for equestrian centre, large agricultural lots  
**EAST:** rural residential, large lots  
**NORTH:** Mobile home park (predates ALR), vacant land and Highway 1 - 232 Street Interchange

**Agricultural Capability:**

Data Source: Agricultural Capability Map # 92G/2h  
The majority of the property is identified as having Prime Dominant ratings.  
Note that there is an agrologist report attached to the file confirming that the agricultural capability ratings are class 2-3.

**Official Community Plan and Designation:**

Salmon River Uplands

**Zoning Bylaw and Designation:**

Designation: Suburban Residential Zone SR-1

**PREVIOUS APPLICATIONS:**

**Application #32052-0**

**Applicant:** Rai, Gurlal Singh  
**Decision Date:** September 21, 1998  
**Proposal:** Place 7700 cubic metres of fill to improve drainage  
**Decision:** The Commission refused the request to place approximately 7,700 m<sup>3</sup> of excavation material on the property on the grounds that there are other, more preferable, methods available to deal with excess water problems than filling.

**LOCAL GOVERNMENT RECOMMENDATIONS/COMMENTS:**

Endorsed by council

**Local Government Staff:** staff recommended council not endorse the application

**STAFF COMMENTS:**

While the Commission has in past excluded lands in the Township of Langley which have been compensated for by the inclusion of other lands, those examples were situations where the land for exclusion was in an area supported by the Township of Langley, where the Commission had agreed to a change in use, and the exclusion area was adjacent to other non-farm uses. As well, the areas proposed for inclusion were adjacent to active agricultural areas.

In the case of this application neither situation is apparent. The area proposed for inclusion is isolated from adjacent agricultural lots by areas of non-ALR which could be developed in any number of ways, thereby potentially creating an intolerable situation for any attempted farming. Also, the area proposed for subdivision would introduce a solid wall of urban land use along areas of active farming, thereby introducing a major cause of conflict between farming and residential use.

While staff would encourage the filling and rehabilitation of the gravel pit site to an agricultural standard (preferably as part of a broader inclusion package initiated by the Township of Langley – the dominant land owner in this area), its inclusion into the ALR might not be considered as compensating for the loss to agriculture of the subdivided lands and the problems which may arise in the future due to their residential use.

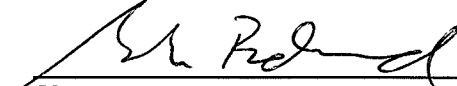
The Commission may wish to consider each aspect of these two applications in isolation to decide if each would be permitted on their own merits, before considering if one could compensate for the other.

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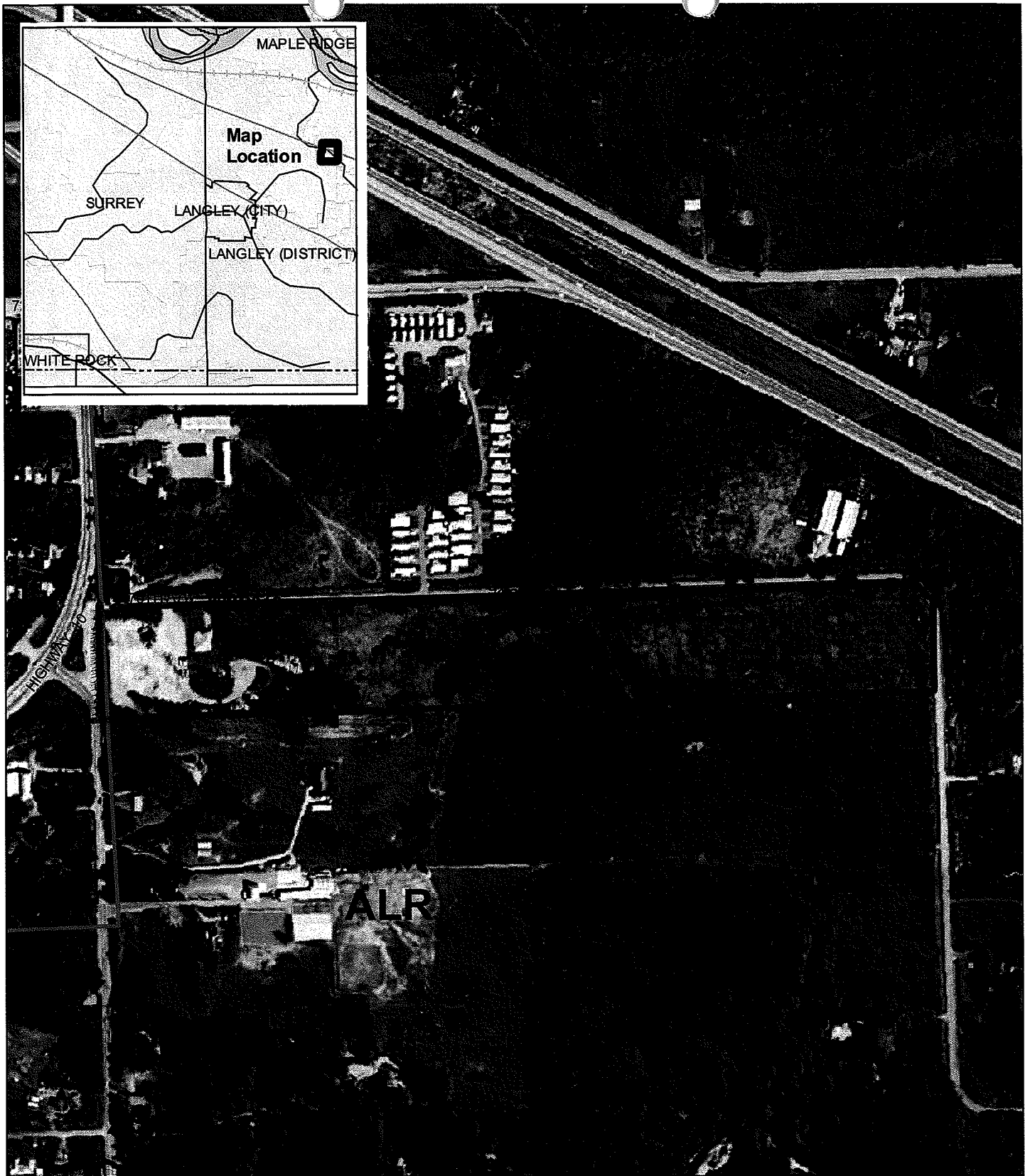
**ATTACHMENTS:**

ALR map  
Airphoto of property

END OF REPORT

  
Signature

August 22/06  
Date



# ALC Context Map

Map Scale: 1:5,000



ALC File#:	21-06-36852
Map Sheet #:	92G/2
Regional District:	Greater Vancouver

