



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

January 30, 2007

Reply to the attention of Terra Kaethler
ALC File: #O-36964

Al Lawlor
1675 - 240th Street
Langley, BC V3A 1O1

Dear Sir:

Re: Application for Non-Farm Use in the Agricultural Land Reserve

Please find attached the Minutes of Resolution # 674/2006 outlining the Commission's decision as it relates to the above noted application. As agent, it is your responsibility to notify your client(s) accordingly.

Yours truly,

PROVINCIAL AGRICULTURAL LAND COMMISSION

Per:

Erik Karsen, Chair

cc: Vaclav & Paulina Cedik, 18965 - 74th Avenue, Surrey, BC V4N 3G5
Township of Langley (S0000414)

Enclosure: Minutes

TK/lv/36964d1.



MINUTES OF THE PROVINCIAL AGRICULTURAL LAND COMMISSION

A meeting was held by the Provincial Agricultural Land Commission on December 20, 2006 in Langley, B.C.

PRESENT:	Erik Karlsen	Chair
	Sylvia Pranger	Vice Chair
	Lorne Seitz	Commissioner
	John Tomlinson	Commissioner
	Mike Bose	Commissioner
	Tony Pellett	Staff
	Terra Kaethler	Staff

For Consideration

Application: # O- 36964
Applicant: Vaclav & Paulina Cedik
Proposal: To deposit 3200 m³ of organic soil at a depth of 0.3 - 1 metre on a 3 ha area of the 8 ha property.
Legal: PID: 009-237-046
Lot 1, Section 16, Township 10, New Westminster District, Plan 10134
Location: Located at 1675 - 240th Street

Site Inspection

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

- Don Nelson - Agent
- Erik Karlsen, Sylvia Pranger, Lorne Seitz, John Tomlinson, Mike Bose - ALC members
- Tony Pellett and Terra Kaethler - ALC Staff

Context

The proposal was weighed against the purposes of the Commission as stipulated in section 6 of the *Agricultural Land Commission Act* (the "Act"). They are:

1. to preserve agricultural land
2. to encourage farming on agricultural land in collaboration with other communities of interest, and
3. to encourage local governments, first nations, the government and its agents to enable and accommodate farm use of agricultural land and uses compatible with agriculture in their plans, bylaws and policies.

Discussion

In assessing agricultural capability, the Commission refers in part to agricultural capability mapping and ratings. The area proposed for the placement of fill has been identified as having prime ratings for agricultural capability. Prime ratings indicate that the land is capable of producing a wide range of crops with minor limitations of soil or climate that pose no major difficulties in management. No information was provided to determine whether or not fill is needed to improve the agricultural usefulness of the property or to assess the potential impacts of filling on adjacent properties. Therefore, the Commission saw no agricultural advantage to the proposal.

IT WAS

MOVED BY: Commissioner Tomlinson

SECONDED BY: Commissioner Bose

THAT the application be refused as proposed.

CARRIED

Resolution # 674/2006



Staff Report
Application # O – 36964
Applicant: Vaclav & Paulina Cedik

Agent: Al Lawlor

DATE RECEIVED: September 18, 2006

DATE PREPARED: November 29, 2006

TO: Chair and Commissioners – South Coast Panel

FROM: Terra Kaethler, Land Use Planner

PROPOSAL: To deposit 3200 cubic metres of organic soil at a depth of 1/3 to 1 metre on a 3 ha area of the 8 ha property. The purpose is to prepare the soil to grow blueberries.

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

BACKGROUND INFORMATION:

Local Government:

The Corporation of the Township of Langley

Legal Description of Property:

PID: 009-237-046

Lot 1, Section 16, Township 10, New Westminster District, Plan 10134

Purchase Date :

May 31, 1988

Location of Property:

Located at 1675 - 240th Street

Size of Property:

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

Present use of the Property:

Residence, farm land, barn and shop

BACKGROUND INFORMATION (cont):

Surrounding Land Uses:

West: Mushroom Farm
South: Farm
East: N/A
North: Farm

Agricultural Capability:

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

Official Community Plan and Designation:

N/A

Zoning Bylaw and Designation:

Zoning Bylaw # 2500
Designation: RU-3

PREVIOUS APPLICATIONS:

Application #11654-0

Applicant: Silbernagel, William & Florence
Decision Date: February 3, 1981
Proposal: To subdivide the property into 3 2.5 ha lots.
Decision: Refused as proposed on the grounds that the property was being utilized as a farm and had good agricultural capability, but allowed homesite severance.

Application #19288-0

Applicant: Silbernagel, William & Florence
Decision Date: March 17, 1986
Proposal: To subdivide the property into 3 2.5 ha lots
Decision: Refused.

STAFF COMMENTS:

- No information has been provided by a Professional Agrologist to determine whether or not fill is needed to improve the agricultural usefulness of the property.
- No information has been provided to assess the potential impact(s) of filling on adjacent properties.

ATTACHMENTS:

- ALC Constituent Map # 36
- Sketch of Location of Proposed Soil Deposit
- Aerial Photograph – ALC Context Map 92G/2

END OF REPORT

Tom Kent
Signature

Dec. 11, 06
Date