



Agricultural Land Commission
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May 26, 2008

Reply to the attention of Ron Wallace
ALC File: O-37993

Greenline Management Ltd
11579 - 196 B Street
Pitt Meadows, BC V3Y1P2

Attention: Lee Mackenzie, Project Manager

Re: Application to Deposit Fill Within the Agricultural Land Reserve

Please find attached the Minutes of Resolution # 284/2008 outlining the Commission's decision as it relates to the above noted application. As agent, it is your responsibility to notify your client accordingly.

The Commission makes note of the unauthorized fill that has occurred prior to its approval. It does not condone this illegal activity and should any additional unauthorized fill occur, the Compliance and Enforcement staff within the Commission will be notified to rectify the situation.

Yours truly,

PROVINCIAL AGRICULTURAL LAND COMMISSION

Per:

A handwritten signature in black ink, appearing to read 'Erik Karlsen', is written over a horizontal line.

Erik Karlsen, Chair

cc: Township of Langley (SO000382)

Enclosure: Minutes



MINUTES OF THE PROVINCIAL AGRICULTURAL LAND COMMISSION

A meeting was held by the Provincial Agricultural Land Commission on April 10, 2008 at Langley, B.C.

PRESENT:	Sylvia Pranger	Chair, South Coast Panel
	Michael Bose	Commissioner
	John Tomlinson	Commissioner
	Ron Wallace	Staff
	Tony Pellett	Staff

For Consideration

Application: # O- 37993
Applicant: Rajwant Singh
Agent: Greenline Management Ltd
Proposal: To deposit $\pm 9,500$ cubic meters of fill on ± 0.5 ha portion of the subject property. The proposed fill is to create a berm on the north side of the existing dwelling to provide sound protection and privacy from Highway #1. The agent has retained the professional services of BKL Consultants Ltd. to engineer the site for sound control from cars on Highway #1.
Legal: PID: 026-633-124
Lot 8, Section 12, Township 11, New Westminster District, Plan BCP22709
Location: 25909 - 56th Avenue, Langley

Site Inspection

A site inspection was conducted on August 10, 2008. Those in attendance were:

- Sylvia Pranger Chair, South Coast Panel
- Michael Bose Commissioner
- Ron Wallace Staff
- Tony Pellett Staff
- Lee Mackenzie Agent

It was noted that the owner, without any approval, placed approximately 11,500 cubic meters of fill material on the property. The agent, Greenline Management Ltd, provided some details about this activity. It appeared the fill was used to build up low areas for protection from flooding and to raise the building site for the existing dwelling.

It was explained that the proposed additional fill is to create a berm on the north side of the existing dwelling to provide sound protection and privacy from Highway #1. It was noted the property is indeed impacted by the noise and sight of vehicles from the highway.

Commissioner Eligible to Vote

Commissioner Tomlinson was not present at the site inspection. It was confirmed that a summary of the site inspection was provided thus establishing the Commissioner's eligibility to vote on the application.

Discussion

Assessment of Agricultural Capability

In assessing agricultural capability, the Commission refers in part to agricultural capability mapping and ratings. The ratings are interpreted using the Canada Land Inventory (CLI), 'Soil Capability Classification for Agriculture' system, or the BC Land Inventory (BCLI), 'Land Capability Classification for Agriculture in B.C.' system.

The agricultural capability of the soil of the subject property is

Class 2 – Land in this class has minor limitations that require good ongoing management practices or slightly restrict the range of crops, or both.

Class 3 – Land in this class has limitations that require moderately intensive management practices or moderately restrict the range of crops, or both.

Subclasses

D undesirable soil structure
T topography
W excess water

Assessment of Agricultural Suitability

The Commission assessed whether the external factors such as encroaching non-farm development have caused or will cause the land to become unsuitable for agriculture. It felt the property has reduced agricultural potential due to the protected fish bearing creek running through the middle of the property.

The Commission makes note, however, of the unauthorized fill that has occurred. It does not condone this illegal activity and should any additional unauthorized fill occur, the Compliance and Enforcement staff within the Commission will be notified to rectify the situation.

Conclusions

1. That the land under application has limited agricultural capability.
2. That the proposal will not impact agriculture.
3. That the proposal will help to provide sound protection and privacy from Highway #1.

IT WAS

MOVED BY: Commissioner Pranger

SECONDED BY: Commissioner Bose

THAT the application be allowed subject to the following conditions:

- The proposed fill and berm works be in substantial compliance with the plan submitted with the application
- The proposed fill and berm works must be completed thin three (3) years from the date of this decision

- Upon completion of the berm works a final report is to be submitted to the Commission
- approval for non-farm use is granted for the sole benefit of the applicant and is non-transferable.

This decision does not relieve the owner or occupier of the responsibility to comply 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.

CARRIED
Resolution # 284/2008