



Staff Report
Application # O – 38510
Applicant: John & Doris Bazso

DATE RECEIVED: September 24, 2008

DATE PREPARED: November 5, 2008

TO: Chair and Commissioners – South Coast Panel

FROM: Ron Wallace, Land Use Planner

PROPOSAL: The applicant is proposing to add approximately 91 cubic meters of fill in 4 separate areas to help eliminate some flooding during the winter.

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

BACKGROUND INFORMATION:

The Township of Langley issued a Stop Work Order for the subject property that was being filled without an approval.

There was a previous application (36245 noted below under relevant applications) for fill made in 2005 for the adjacent property to the west of the subject property. This application was to deposit up to 7700 cubic meters of clay and topsoil on the property to raise the overall area by 0.6 m for a new dwelling and a nursery which are subject to flooding in times of rainfall. The Commission considered that the amount of fill material already present on the property would be sufficient to accomplish the leveling and agricultural use of the property. The Commission was not in favor of additional fill being placed on the property.

Local Government:

The Corporation of the Township of Langley

Legal Description of Property:

PID: 006-578-772
Lot 8, Section 7, Township 11, New Westminster District, Plan 42988

Purchase Date:

1981-04-23

Location of Property:

21729 - 56th Avenue, Langley

Size of Property:

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

Present use of the Property:

The property is used to raise and board horses.

Surrounding Land Uses:

WEST: Hobby farm
SOUTH: Agricultural use
EAST: Livestock Auction
NORTH: Agricultural use

Agricultural Capability:

Data Source: Agricultural Capability Map # 92G.017
The majority of the property is identified as having Prime Dominant ratings.

Official Community Plan and Designation:

N/A

Zoning Bylaw and Designation:

N/A

RELEVANT APPLICATIONS:

Application #36245-0

Applicant: Gill, Amarjit and Balbir
Decision Date: October 18, 2005
Proposal: To deposit up to 7700 cubic metres of clay and topsoil on the subject property to raise the overall area by 0.6 m for a new dwelling and a nursery area which floods in times of rainfall.
Decision: Refuse deposit of any further fill.

LOCAL GOVERNMENT RECOMMENDATIONS/COMMENTS:

All soil deposit permits are issued in accordance with the Township of Langley's Soil Deposit and Removal Bylaw 2007 No. 4578.

STAFF COMMENTS:

The applicant is proposing adding a relatively small volume of fill to 4 separate locations on the property to help eliminate flooding during wet weather conditions. If the property does not drain well now, the installation of drainage tile or the provision of ditches along the borders would likely be more effective as an improvement.

ATTACHMENTS:

1. Context Map
2. AirPhoto Map
3. AgCap Map
4. Location of Proposed Soil Deposit

END OF REPORT



Signature

November 7/08

Date