



Staff Report
Application # O – 38580
Applicant: James Hinton

Agent: Aplin and Martin Consultants Ltd

DATE RECEIVED: October 24, 2008

DATE PREPARED: January 14, 2009

TO: Chair and Commissioners – South Coast Panel

FROM: Ron Wallace, Land Use Planner

PROPOSAL: To fill on 2.45 ha of the 4.1 ha property for the purpose of raising the land and improving the drainage. It is proposed that about 61,250 cubic meters of soil material will be placed over the majority of the property, excluding the area surrounding the existing residence (at the northern end of the property) and a forested area along the eastern property boundary. The fill depth will vary from 0 to 3.5 m in depth in order to raise the land surface and provide more adequate drainage.

This application is made pursuant to section 30(1) of the *Agricultural Land Commission Act*.

BACKGROUND INFORMATION:

The applicant purchased the property in late 2007 and would like to fill the property in order to improve it for a small hobby farm operation. The applicant hired Madrone Environmental Services Ltd. to prepare a professional report for this project. **This report is attached.**

Local Government:

The Corporation of the Township of Langley

Legal Description of Property:

PID: 005-033-764
Lot 21, Section 25, Township 7, New Westminster District, Plan 40223

Purchase Date:

2007-12-10

Location of Property:

21298 - 36th Avenue, Langley, BC

Size of Property:

4.0 Ha (The entire property is in the ALR).

Present use of the Property:

Rural residential use

Surrounding Land Uses:

WEST: Residential
SOUTH: Pasture and farm use
EAST: Rural residential
NORTH: Rural residential

Agricultural Capability:

Data Source: Agricultural Capability Map # 92G/02
The majority of the property is identified as having Secondary ratings.

Official Community Plan and Designation:

N/A

Zoning Bylaw and Designation:

Rural Use – 1 (RU-1), which permits agricultural, residential and equestrian uses.

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:

Staff recommends that the Commission consider the following:

- Employees of Madrone Environmental Services, Mr. Gordon Butt, M.Sc., P. Ag., and Ms. Sonia Meili, B. Sc., G.I.T. conducted an assessment of the property accompanied by Mr. Pavel Doukhine and applicant Mr. Hinton. During this inspection it was noted that extensive disturbance to the soils had occurred as a result of timber harvesting and clearing. This has resulted in mixing of soil horizons and localized ponding of water.
- Under the Land Capability Classification for BC the limitations for agriculture would be rated 3W to 4W (excess water limitations).
- In its current condition, the soil is unsuitable for over-wintering livestock, including horses, at any intensity level.
- Subject to a site inspection staff recommends support for the project as outlined by the recommendations of the report prepared by Madrone Environmental Services.

ATTACHMENTS:

1. ALC Context Map
2. Agricultural Capability Map
3. Map showing proposed soil deposit
4. Report dated December 16, 2008 from Madrone Environmental Services Ltd.

END OF REPORT

Signature

Date