



# Provincial Agricultural Land Commission - Staff Report

## Application: 45875

**Applicant:** Charles and Barbara Beamiss  
**Local Government:** Township of Langley

**Proposal:** Placement of approximately 8000 cubic metres of fill on 1.6 ha of the property to a maximum of 1.5 m depth. For the purpose of improving the land for agricultural production.

## BACKGROUND INFORMATION

N/A

## PROPERTY INFORMATION

**PID:** 006-219-926  
**Legal Description:** Lot 16, Section 8, Township 10, New Westminster District, Plan 41661  
**Property Area:** 2.0 ha  
**ALR Area:** 2.0 ha  
**Purchase Date:** January 20, 1999  
**Location:**  
**Owner:** Charles and Barbara Beamiss

## LAND USE

**Current Land Use:**  
residence, 2 small sheds

**Surrounding Land Uses:**

North: horse stable  
East: chicken barns  
South: pasture  
West: greenhouse

## PROPOSAL DETAILS

**Non-Farm Use Area:** 1.6 ha  
**Non-Farm Use Type:** Agricultural/Farm: Other-Undefined

**Agricultural Capability:**

The majority of the area under application is rated as: Mixed Prime and Secondary

**Source:** On-Site

**Mapsheet:** 92G/2a

## RELEVANT APPLICATIONS

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**Application ID:** 17060

**Legacy #:** 33833

**Applicant:** Robert Pike

**Proposal:** To place approximately 8,775 cubic metres of fill material on the property over an approximate 5,850 sq. metre area to a depth of 1.5 metres.

**Decision:**

Resolution #	Decision Date	Decision Description
333/2001	June 28, 2001	The Commission refused the request to place fill on the property as proposed on the grounds that the property may be cleared and utilized as is without need of fill.

**Note:** To west of subject property (16th Ave and 232nd St)

**Application ID:** 16792

**Legacy #:** 33699

**Applicant:** Robert & Christl Boal

**Proposal:** To place approximately 2,040 cubic metres (or 230 loads) of clean fill' to establish a well drained pasture. The applicant is currently undergoing clearing activities and feels that the fill is required to deal with land clearing related 'low' areas.

**Decision:**

Resolution #	Decision Date	Decision Description
184/2001	April 11, 2001	The Commission approved the fill project in principle pending receipt of a drainage plan indicating how the fill proposal would either enhance, or not obstruct, natural drainage. The drainage plan should involve all adjacent neighbours.

**Note:** To southeast of the subject property (off of 228th St)

## LOCAL GOVERNMENT INFORMATION

**Official Community Plan:**

**OCP Compliance:** Yes

**Zoning:**

**Zoning Bylaw Name:** Soil Deposit Bylaw 2007 No. 4578

**Zoning Compliance:** Yes

**Comments and Recommendations:**

**Board/Council**

Supported as it complies with the Township of Langley Soil Deposit Bylaw and associated policies.

## ALC STAFF COMMENTS

It is recommended that the Commission consider the following:

-This application was first received by the Commission in Spring 2009. However, it was submitted without a Resolution by Township of Langley's Council, as per Langley's Soil Deposit and Removal Bylaw 2007, No. 4578. Pursuant to Section 20(2) of the ALC Act, soil deposit applications are considered a non-farm use application and as such may not proceed to the Commission unless authorized by a resolution of the Local Government. The Township therefore requested that all soil deposition applications be referred back to its Council and not proceed until Council had considered them. On September 20, 2010, a Council resolution allowing this application to proceed was received.

-The agricultural capability of the area under application is identified as improvable to Class 2 and 3 with limitations of undesired soil structure and excessive wetness, based on the BCLI ratings.

-A report by Glen Terpsma, P.Ag, of Madrone Services, was submitted on May 12, 2010. It outlines the recommended fill project to improve the subject property for agricultural development. The report identifies the proposal area as unimproved Class 3W, 4W and 6W, while the improved rating (after filling and drainage enhancements) is identified as Class 2W and with further management of drainage, Class 1.

## **ALC STAFF COMMENTS**

- An on-site meeting with the applicant and Agrologist is recommended.

## **ATTACHMENTS**

38917\_AgCapMap.pdf  
38917\_Agrologist Report.pdf  
38917sketch.pdf  
38917\_AirPhotoMap.pdf  
38917\_ContextMap50k.pdf

## **END OF REPORT**

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