



Provincial Agricultural Land Commission - Staff Report

Application: 50061

Applicant: Christie Vanderhoek
Agent: Coastland Engineering & Surveying Ltd.
Local Government: Township of Langley

Proposal: To place a total of 15,000 m³ (15,000 m² x 1.0 m) of imported soil fill material over ±1.5 ha (20%) of the Subject Property as part of a comprehensive management plan to improve the agricultural capability of the site where excess water is the primary limitation. An Agrologist report was prepared by Catherine Orban, MSc, P.Ag. for the proposed fill project entitled Agricultural Fill & Drainage Plan dated April 4, 2010. The report recommends the proposed deposit of fill in addition to a drainage plan that will direct most of the surface water towards the existing drainage ditches on the east and west sides of the site while the remainder will be dispersed northwards into the existing mature forest, where it will be filtered by surface vegetation and organic debris. The fill placement plans for the site are outlined in this report.

BACKGROUND INFORMATION

There was a previous application involving the subject property in 2004 to deposit 53,000 m³ of mixed topsoil to a depth of 1.3 m over a 4.0 ha area of the 6.0 ha property. The Commission requested that an Agrologist report be prepared for the proposed fill project but was never received. As a result, a final decision for this application was never made.

PROPERTY INFORMATION

PID: 004-030-494
Legal Description: Lot B, New Westminster District Group 2, EXCEPT Firstly: Part on Highway Plan 28861, Secondly: Parcel One (Explanatory Plan 28555), District Lot 301, Plan 13258
Property Area: 6.0 ha
ALR Area: 6.0 ha
Location: 22706 No. 10 Highway, Langley BC
Owner: Christie Vanderhoek

LAND USE

Current Land Use:

The subject property is rectangular and covers ±6.07 ha. The proposed fill site is located in the SW corner of the subject property and covers ±1.5 ha. A new home is located in the middle of the property, while the rest of the property is covered by a mixed forest. The proposed fill site is located in a low-lying depression that is limited for agricultural use by excess water characteristics.

Surrounding Land Uses:

North: forested land
East: forest and pasture land
South: Highway # 10, hay and grazing land
West: cultivated crops/berries

PROPOSAL DETAILS

PROPOSAL DETAILS

Soil Change Area: 1.5 ha

Agricultural Capability: under application is rated as: Secondary

Source: BCLI

Mapsheet: 92G/2h

PREVIOUS APPLICATIONS

Application ID: 41676

Legacy #: 35748

Applicant: Alfred Williams

Proposal: CANCELLED 2010/05/21 - To deposit 53,000 cubic meters of mixed topsoil to a depth of 1.3 m over the 4 ha subject property. The filling is required to even out the topography of the property and reduce the land's instability.

Note: This previous application was to deposit 53,000 cubic meters of mixed topsoil to a depth of 1.3 m over 4.0 ha of the 6.0 ha subject property. Fill was required to even out the topography of the property and reduce the instability of the land. the Commission required an Agrologist report be provided for this project which was not done. As a result, no final decision was made for this application.

RELEVANT APPLICATIONS

Application ID: 42003

Legacy #: 36010

Applicant: Robert Moore

Proposal: To construct a berm for privacy (4.6 meters deep) along the northern boundary of the 16.2 ha property using approximately 18,300 cubic meters of excavation material. It is expected that the project will take one year and will affect 2.2 ha of the property.

Decision:

Resolution #	Decision Date	Decision Description
476/2005	August 4, 2005	Allow the proposed berm subject to demonstration that the land will still drain without adversely affecting the farm.

Note: Adjacent property to the south.

LOCAL GOVERNMENT INFORMATION

Official Community Plan:

Bylaw Name: N/A

Zoning:

Zoning Bylaw Name: Bylaw 2500

Zoning Designation: Rural 1 (RU1)

Zoning Compliance: Yes

Comments and Recommendations:

Board/Council

Supported by Council 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 on June 18, 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,

ALC STAFF COMMENTS

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 3TA, based on the BCLI ratings.

-A report by Catherine Orban, P.Ag., was submitted with the application, and outlines the recommended fill project to improve the subject property for agricultural development. The report identifies the proposal area as unimproved Class 5W and 4WA, while the improved rating (after filling and drainage enhancements) was Class 2W.

- The applicant has explained that fill is required because the subject site has very wet soil conditions with the water level being at the surface level for most of the year. The applicant has also explained that the current soil conditions would significantly inhibit the use of the site for agriculture.

- The project also includes the deposit of fill to create a berm along the southern portion of the property adjacent to Highway 10. This would provide both a visual and sound barrier from the traffic on Highway 10.

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

ATTACHMENTS

50061 - ContextMap20k.pdf
50061 - ContextMap50k.pdf
50061 - AirPhotoMap5k.pdf
50061 - AirPhotoMap20k.pdf
50061 - AgCapMap.pdf
50061plan.pdf

END OF REPORT

Prepared by: Terra Kaethler