



Provincial Agricultural Land Commission - Staff Report

Application: 50708

Applicant: Dean Bauck
Local Government: Township of Langley

Proposal: Soil Change - To Place Fill. To move peat from the dykes and the rear of the property to raise the cranberry fields. To deposit 9,000 cubic metres of fill for a building site at the rear of the property and to replace the dykes.

BACKGROUND INFORMATION

The proposal is to enhance the cranberry production on the property and create safer, more stable dykes. Also, to create a small homesite at the rear of the property.

PROPERTY INFORMATION

PID: 012-266-221
Legal Description: Lot 3 District Lot 320 Group 2 New Westminster District Plan 1560
Property Area: 2.0 ha
ALR Area: 2.0 ha
Purchase Date: January 1, 2008
Location: 88 Avenue, Langley
Owner: Dean Bauck

LAND USE

Current Land Use:
Cranberry Fields

Surrounding Land Uses:

North: Road (88th Avenue), agriculture
East: Cranberry operation (Lot 4) owned by applicant
South: Forested land, vacant property (Lot 8)
West: Residence, horses (Lot 2)

PROPOSAL DETAILS

Soil Change Area: 2.0 ha

Agricultural Capability: under application is rated as: Prime

Source: BCLI

Mapsheet: 92G.018

RELEVANT APPLICATIONS

Application ID: 23675 **Legacy #:** 34681
Applicant: Shannon Smith
Proposal: CANCELLED - Notice of Intent
Note: Property adjacent to West

RELEVANT APPLICATIONS

Application ID: 19526

Legacy #: 34426

Applicant: John Chappell

Proposal: To operate a small demonstration pyrolysis plant (manure management technology - converting material into carbon product) for a short time to show to prospective buyers from Malaysia. Once the technology has been shown, the plant will be put on two trailers so it can be easily moved to forestry or Agricultural shows.

Decision:

Resolution #	Decision Date	Decision Description
395/2002	July 30, 2002	Allowed as proposed for a 3 month temporary permit to be issued no later than December 31, 2003.

Note: Property adjacent to North, across 88th Ave.

LOCAL GOVERNMENT INFORMATION

Official Community Plan:

Bylaw Name: N/A

Designation: N/A

OCP Compliance: Yes

Zoning:

Zoning Bylaw Name: Bylaw No. 2500

Zoning Designation: N/A

Zoning Compliance: Yes

Comments and Recommendations:

Board/Council

Application is supported as it complies with the Township's Soil Deposit Bylaw and associated Policies.

ALC STAFF COMMENTS

It is recommended that the Commission consider the following:

- The agricultural capability ratings of the property are identified as prime dominant (Class 3) with limitations of excess water and undesirable soil structure. The majority of the property is classified as having Organic soils.
- The applicant has owned the property since 1998. He owns the adjacent lot to the east (Lot 4) and has developed them both for cranberry production.
- A Geotechnical Report is submitted with the application.
- Staff recommend approval of the proposal as it is consistent with Section (2)(2)(d) of the Regulations for land development works. However, staff would prefer to see the proposed dwelling located near the frontage road, rather than at the rear of the property, necessitating a long driveway.

ATTACHMENTS

50708_ContextMap50k.pdf
50708_ContextMap20k.pdf
50708_AirphotoMap.pdf
50708_AgCapabilityMap.pdf

END OF REPORT

Prepared by: Terra Kaethler