



Staff Report
Application # O – 37350
Applicant: Tom Barichello
Agent: Bell & Giuriato

DATE RECEIVED: April 16, 2007

DATE PREPARED: September 5, 2007

TO: Chair and Commissioners – South Coast Panel

FROM: Jennifer Carson, Land Use Planner

PROPOSAL: To place 35,000 cubic meters of fill on the subject property. This application is made pursuant to section 20(3) of the *Agricultural Land Commission Act*.

BACKGROUND INFORMATION:

The Commission asked the applicant for a report from a Professional Agrologist within a letter dated May 2, 2007. This information was received, and as a result has been brought to the Commissioners.

Local Government:

The Corporation of the Township of Langley

Legal Description of Property:

PID: 026-886-880
Lot B, Section 5, Township 11, New Westminster District, Plan BCP26772

Location of Property:

22635 - 48th Avenue, Langley

Size of Property:

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

Present use of the Property:

Farmland, pasture and hayfield

Surrounding Land Uses:

WEST: undeveloped bush lands
SOUTH: commercial - Fraser Hwy
EAST: grazing land - unused
NORTH: undeveloped

Agricultural Capability:

Data Source: Agricultural Capability Map # 92G/2a
The majority of the property is identified as having Prime Dominant ratings.

Zoning Bylaw and Designation:

Zoning: Bylaw No 2500
Designation - RU-3

PREVIOUS APPLICATIONS:

Application #36195-0

Applicant: Barichello, Mae
Decision Date: September 15, 2005
Proposal: To subdivide the 8.1 ha property into two parcels, one of 0.4 ha and the remainder of 7.7 ha.
Decision: Refused as proposed but would allow a smaller lot around the existing homesite, leaving more frontage for the remainder lot.

RELEVANT APPLICATIONS:

Application #35145-0

Applicant: Johnstone, Lee & Ro-Anne
Decision Date: March 23, 2004
Proposal: To place approximately 9,000 cubic meters of fill material over the northern 3 ha portion of the property in order to improve the soil drainage and level the land for hay and cattle production. The depth of fill material proposed is 0.3 meter.
Decision: Refused the application as proposed. The applicant is required to have an agricultural drainage plan prepared by a registered professional then the Commission will consider some additional filling on the subject property.

Application #36379-0

Applicant: Canadian Valley Growers Ltd
Decision Date: February 02, 2006
Proposal: To deposit 5000 cubic meters of fill material on a 0.6 ha portion of the subject property (old gravel extraction site) to facilitate the use of that area for outdoor growing space for the greenhouse.
Decision: Allowed as presented. No overfilling of area, drainage must be maintained and not affect adjoining properties.

Application #37357-0

Applicant: Barichello, Tom
Decision Date: Will be viewed during September panel visit
Proposal: Place 29,900 cubic metres of fill
Decision: none

Application #37473-0

Applicant: Gibson, Randall and Wilma
Decision Date: July 20, 2007
Proposal: To subdivide the 2.5 ha subject property to create two (2) lots, one 1.2 ha westerly lot for the existing homestead, and one vacant 1.3 ha easterly lot.
Decision: Allowed.

LOCAL GOVERNMENT RECOMMENDATIONS/COMMENTS:

No comments or recommendations.

STAFF COMMENTS:

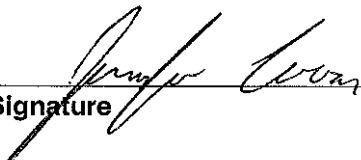
It is recommended that the Commissioners consider the following:

- The agricultural capability mapping indicates that the land on the subject property is improvable to Class 2 and 3 with the limitations of excess water and undesirable soil composition. While the submitted report by the Agrologist does not identify specific Classes for soil capability, it discusses the existing productivity versus what could be should the area be better drained.
- A site visit and discussion with the applicant will allow the Commission to better understand the application.

ATTACHMENTS:

1. ALC Context Map
2. Agricultural Capability Map
3. Aerial Photograph
4. Report from Agrologist (9 pages)

END OF REPORT



Signature

Sept 5, 2007

Date