



**Staff Report**  
**Application # O – 37534**  
**Applicant: Delores Kelpin**  
**Agent: Omega & Associates Engineering Ltd.**

**DATE RECEIVED:** June 25, 2007

**DATE PREPARED:** September 4, 2007

**TO:** Chair and Commissioners – South Coast Panel

**FROM:** Jennifer Carson, Land Use Planner

**PROPOSAL:** To place 1355 cubic meters of organic topsoil over an area of 0.1966 ha on the subject property to facilitate blueberry production. This application is made pursuant to section 20(3) of the *Agricultural Land Commission Act*.

**BACKGROUND INFORMATION:**

**Local Government:**

The Corporation of the Township of Langley

**Legal Description of Property:**

Lot 8, Section 30, Township 10, New Westminster District, Plan 43689

**Location of Property:**

22078 40th Avenue, Langley

**Size of Property:**

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

**Present use of the Property:**

Area being filled is not currently being farmed.

**Agricultural Capability:**

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

**RELEVANT APPLICATIONS:**

**Application #32617-0**

**Applicant:** Wolsey, George & Viola  
**Decision Date:** April 19, 1999  
**Proposal:** To deposit 3200 m3 of topsoil & subsoil fill on subject property up to a maximum depth of 1m  
**Decision:** The Commission approved the request to place approximately 3,200 m3 of topsoil and subsoil quality fill subject to standard conditions including the submission of an irrevocable letter of credit in the order of \$5,000 and the supervision of an Agriologist.

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**Application #25557-0**

**Applicant:** Stiglich, Allan  
**Decision Date:** August 13, 1991  
**Proposal:** To deposit 3000m3 of soil up to a maximum depth of 2m  
**Decision:** Allowed with conditions

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**Application #35865-0**

**Applicant:** Gregson, Brent  
**Decision Date:** April 05, 2005  
**Proposal:** To place 20, 000 cubic meters of fill within a 1 ha area on the property, up to 12 meters in thickness. The fill is intended to allow the construction of a switchback road to facilitate construction of a new house on the south side of the power lines. The applicant states that the land is not farmable.  
**Decision:** Allow subject to 5 year timeframe, use of good quality agricultural fill, final report by Agriologist.

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**LOCAL GOVERNMENT RECOMMENDATIONS/COMMENTS:**

No comments or recommendations

**STAFF COMMENTS:**

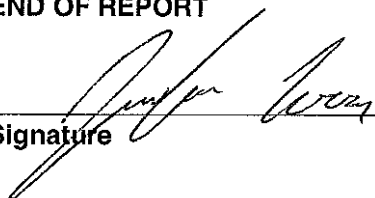
It is recommended that the Commissioners consider the following:  
The applicant has had plans drawn up for the proposed fill as well as one for drainage of the property.  
A visit to the property will help to determine whether or not the filling will have an adverse impact on agriculture.

**ATTACHMENTS:**

1. ALC Context Map
2. Agricultural Capability Map
3. Aerial Photograph
4. Sketches provided by applicant (2 pages)
5. Location of filling (1 page)

**END OF REPORT**

Signature



Date

Sept. 4, 2007