



Staff Report
Application # O – 37992
Applicant: Serjit and Belbindar Gill

DATE RECEIVED: February 19, 2008

DATE PREPARED: April 8, 2008

TO: Chair and Commissioners – South Coast Panel

FROM: Ron Wallace, Land Use Planner

PROPOSAL: To deposit fill (i.e. clay and top soil) over approximately 0.28 ha of the subject property in order to level low lying areas that are subject to standing water. The proposal is to add approximately 2800 cubic meters of fill to make the site more productive for blueberries.

This application is made pursuant to section 30(1) of the *Agricultural Land Commission Act*.

BACKGROUND INFORMATION:

There have been no previous applications for this property but there has been a history of illegal filling occurring on this property. Since May 2005 there have been three Stop Work Orders issued to Mr. Serjit Gill relating to this illegal dumping activity. After the third Stop Work Order in August 2007, representatives from the Township of Langley met with the owner of the Operations Yard to explain that a soil deposit application is required. A copy of Timeline of Events prepared by the Township of Langley is attached.

Local Government:

The Corporation of the Township of Langley

Legal Description of Property:

PID: 013-343-475

Parcel A, North 1/2, North West 1/4, Section 29, Township 13, Reference Plan 7451, New Westminster District, EXCEPT Parcel "One" (Reference Plan 15278)

Purchase Date:

2003-10-23

Location of Property:

3948 - 272 Street, Aldergrove

Size of Property:

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

Present use of the Property:

Blueberry Farm

Surrounding Land Uses:

WEST: 272nd Street
SOUTH: Bareland, pasture, farm house
EAST: Green House
NORTH: 40th Road

Agricultural Capability:

Data Source: Agricultural Capability Map # 92G.008 (digital)
The majority of the property is identified as having Prime Dominant ratings.

Official Community Plan and Designation:

N/A

Zoning Bylaw and Designation:

N/A

LOCAL GOVERNMENT RECOMMENDATIONS/COMMENTS:

Local Council

No comment or recommendation.

Local Government Staff

All soil deposit permits are issued in accordance with the Township of Langley Soil and Other Material Deposit Regulation Bylaw 1993 No. 2871.

STAFF COMMENTS:

Staff recommends an onsite to determine whether there are other more preferable options available to deal with excess water issues than placing fill. Evidence submitted with the application (e.g. photographs and maps) indicates that the property has some undulating topography which may be remedied by simple ditching and drain tiles rather than the placement of fill.

ATTACHMENTS:

1. ALC Context Map
2. Provincial Orthophoto (2004)
3. Agricultural Capability Map
4. Soil Deposit Permit Application Map
5. Soil Deposit File SO:319 – Timeline of Events
6. Photographs of Filling

END OF REPORT

Signature

Date