



Agricultural Land Commission Staff Report

DATE: January 20, 2010
TO: Vice Chair and Commissioners - South Coast Panel
FROM: Ron Wallace

RE: Application # 45863

PROPOSAL: To deposit approximately 90,000 cubic meters of soil on the northern portion of the property in order to improve the drainage and to improve the topsoil fertility. An Agrologist report for this project has been prepared by David Sahlstrom, P.Ag.

PROPOSAL INFORMATION

Background: The subject area experiences extended periods of flooding and the vegetation is comprised of predominately sedges.
Received Date: March 26, 2009
Applicant: John and Krisztina Folia
Agent: Glenn S. Bell
Local Government: Township of Langley

DESCRIPTION OF LAND

PID: 000-766-615
Legal Description: Lot 2, Section 5, Township 11, New Westminster District, Plan 15635
Civic Address: 22685 - 48th Ave. Langley
Area: 10.4 ha
ALR Area: 10.4 ha
Purchase Date:
Owner: John and Krisztina Folia

Total Land Area: 10.4 ha
Total ALR Area: 10.4 ha
Current Land Use: The subject property is managed as pasture for beef cattle.

PROPOSAL DETAILS

Soil Change

Area	Agricultural Capability	Agricultural Capability Source
4.5	Prime Dominant	BCLI

Activity	Volume (m3)	Depth (m)	Material Description
Add Fill	90,000.0	2.0	fine textured glacial till and topsoil

On- site processing: No

Description of Equipment to be used: AFI Agro Fill Inc. will be involved in the soil excavation, filling and blending of the soil.

Reclamation plan prepared by Professional Agrologist: Yes

Reclamation Measures: The reclamation measures are outlined in the Agrologist report.

Project End Date: October 27, 2011

Surrounding Land Uses:

North Undeveloped treed land, within ALR
 East Pasture land
 South Commercial and institutional
 West Hay field

Official Community Plan

Bylaw Name: N/A
Designation: N/A
OCP Compliance: Yes

Zoning

Zoning Bylaw Name: Bylaw No. 2500
Zoning Designation: N/A
Minimum Lot Size: ha
Zoning Compliance: Yes

RELEVANT APPLICATIONS

Application #: 43942
Applicant: Tom Barichello
Proposal: To place 35,000 cubic meters of fill on the subject property.

Decisions:

Resolution

Number	Decision Date	Decision Description
503	September 25, 2007	Allowed on the condition that an agrologist be involved in the monitoring of the filling and the remediation of the property as well as the posting of an appropriate bond.

Note: Approved fill application on the adjacent property to the west of the subject property.

Committee Recommendations

Type	Recommendation	Description
Planning Staff	Approve	All soil deposit permits are issued in accordance with the The Corporation of the Township of Langley's Soil Deposit and Removal Bylaw 2007 No. 4578.

STAFF COMMENTS

Staff recommends support subject to the following:
 - The fill project be in substantial compliance with the plans outlined in the report prepared by David

Sahlstrom, P.Ag.

- The supervising professional consultant provide regular monitoring reports and a final closure report upon completion of the project
- That the supervising professional consultant provide an estimate of a security deposit.

ATTACHMENTS

38906 - AirPhotoMap.pdf

38906 - ContextMap50k.pdf

END OF REPORT

Signature

Date