



Agricultural Land Commission Staff Report

DATE: January 26, 2010
TO: Vice Chair and Commissioners - South Coast Panel
FROM: Ron Wallace

RE: Application # 45876

PROPOSAL: The property owner has prepared a site plan and cross sections of the two proposed fill areas and has estimated the required amount of fill to be 5,000 cubic meters.

PROPOSAL INFORMATION

Background: The areas proposed for fill are low and would benefit from the project with improved capability for agriculture.
Received Date: March 30, 2009
Applicant: Nachatter and Rajinder Gill
Agent: N/A
Local Government: Township of Langley

DESCRIPTION OF LAND

PID: 017-481-597
Legal Description: Section 7, Township 14, New Westminster District, Plan LMP1570
Civic Address: 6285 272nd Street, Langley
Area: 22.7 ha
ALR Area: 22.7 ha
Purchase Date:
Owner: Nachatter and Rajinder Gill

Total Land Area: 22.7 ha
Total ALR Area: 22.7 ha
Current Land Use: The site has most recently been used for the production of poplar trees. These trees have recently been harvested and there is currently no agricultural use of the site.

PROPOSAL DETAILS

Soil Change

Area	Agricultural Capability	Agricultural Capability Source
0.5	Prime	BCLI

Activity	Volume (m3)	Depth (m)	Material Description
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On- site processing: No

Description of Equipment to be used: The equipment to be used include a screener, bulldozer and excavator.

Reclamation plan prepared by Professional Agrologist: Yes

Reclamation Measures: An Agrologist report has been prepared by Golder Associates with a proposed fill plan.

Project End Date: October 4, 2011

Surrounding Land Uses:

North 64th Avenue - residential land
 East 272nd Street - farm land
 South West Creek
 West Residential land

Official Community Plan

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

Zoning

Zoning Bylaw Name: N/A
Zoning Designation: N/A
Minimum Lot Size: ha
Zoning Compliance: Yes

Committee Recommendations

Type	Recommendation	Description
Other	No Comment	All soil deposit permits are issued in accordance with 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 to be in substantial compliance with the plans outlined in the report prepared by Golder Associates.
- That an Agrologist (or another professional with specialized knowledge in soil structure and hydrology) will oversee the project, provide twice yearly monitoring reports and upon final completion of the project, provide a closure report.
- That a security deposit for an amount determined by the Commission be made between the applicant and the Commission.

ATTACHMENTS

- 38918 - AgCapMap.pdf
- 38918.pdf
- 38918 - AirPhotoMap.pdf

END OF REPORT

Signature

Date
