



Agricultural Land Commission Staff Report

DATE: January 22, 2010
TO: Vice Chair and Commissioners - South Coast Panel
FROM: Ron Wallace

RE: Application # 45942

PROPOSAL: to place approximately 55,000 cubic meters of fill in pond for the purpose of reclaiming approximately 0.9 ha of farm land and to mitigate the safety hazard posed by the pond.

PROPOSAL INFORMATION

Background: An Agrologist report was prepared by Madrone Environmental Services for the project.
Received Date: April 23, 2009
Applicant: Karen Lindgren
Agent: Greenline Management Ltd
Local Government: Township of Langley

DESCRIPTION OF LAND

PID: 012-242-268
Legal Description: Lot 1, District Lot 327, New Westminster District Group 2, Plan 1560
Civic Address: 8740 - 252 Street, Langley
Area: 2 ha
ALR Area: 2 ha
Purchase Date:
Owners: Karen Lindgren
Mark Byrnes

Total Land Area: 2 ha
Total ALR Area: 2 ha
Current Land Use: The property owners wish to fill an abandoned gravel pit which has filled with water. The proposed fill area (the pond) is approximately 0.9 ha in size.

PROPOSAL DETAILS

Soil Change

Area	Agricultural Capability	Agricultural Capability Source
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1.0	Mixed Prime and Secondary	BCLI
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Activity	Volume (m3)	Depth (m)	Material Description
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On- site processing:			No
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Description of Equipment to be used:			No description of the equipment required has been provided.
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Reclamation plan prepared by Professional Agrologist:			Yes
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Reclamation Measures:			A layer of permeable rock fill will be spread at the bottom of the pond to allow free drainage of the fill. The upper 0.5 m to 0.75 m of fill should consist of good quality topsoil.
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Project End Date:			October 28, 2010
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Surrounding Land Uses:

North	Industrial use, Fraser River
East	Gravel operation
South	Mixed farming
West	Mixed farming

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
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

The Agrologist report indicates that the proposed fill will likely result in a slight increase in the localized water table but will not result in any flooding or significant elevated water table in the area. Subject to standard conditions for this project, staff recommends approval.

ATTACHMENTS

38971 - AgCapMap25k.pdf
38971 - AirPhotoMap5k.pdf
38971 - ContextMap50k.pdf

END OF REPORT

Signature _____

Date _____