



Agricultural Land Commission Staff Report

DATE: November 20, 2009
TO: Vice Chair and Commissioners - South Coast Panel
FROM: Ron Wallace

RE: Application # 45963

PROPOSAL: The proposal is to import fill to raise the elevation of the northern lowland to meet that of the southern portion of the property. The fill placement will raise the soil elevation in the northern portion by up to 2 meters. In the process it is proposed to alter the drainage through the property and build a wetland in the corner of the property.

PROPOSAL INFORMATION

Background: The northern extent of the property forms a naturally occurring detression area (wet meadow), with a southerly flow direction of the eastern ditch towards Campbell River. It is this area that the proposed fill will address.
Received Date: April 30, 2009
Applicant: Gursharan and Kuljit Dhaliwal
Agent: Matcon Landfill Management Inc.
Local Government: Township of Langley

DESCRIPTION OF LAND

PID: 004-895-509
Legal Description: Lot 11, Section 16, Township 10, New Westminster District, Plan 40049
Civic Address: 23693 - 16th Avenue, Langley
Area: 4.9 ha
ALR Area: 4.9 ha
Purchase Date:
Owner: Gursharan and Kuljit Dhaliwal

Total Land Area: 4.9 ha
Total ALR Area: 4.9 ha
Current Land Use: The 4.9 ha property contains a house, mobile home and tool shed. The remainder of the property is pasture land.

PROPOSAL DETAILS

Soil Change

Area	Agricultural Capability	Agricultural Capability Source
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0.0

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

Description of Equipment to be used: See above noted report.

Reclamation plan prepared by Professional Agrologist: Yes

Reclamation Measures: See "Fill Placement Application" prepared by Keystone Environmental Ltd. dated February 2009.

Surrounding Land Uses:

North	Small lot agricultural use
East	Mushroom farm
South	16th avenue, small lot agriculture
West	Horse farm

Official Community Plan

Bylaw Name: N/A

Designation: Agriculture

OCP Compliance: Yes

Zoning

Zoning Bylaw Name: Township of Langley Zoning Bylaw No. 2500

Zoning Designation: Agriculture

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 The Corporation of the Township of Langley's Soil Deposit and Removal Bylaw 2007 No. 4578.

STAFF COMMENTS

There has been some concern expressed by neighbours of the subject property over this project. a copy of these comments are attached for review. In addition, one of the neighbours to the north-west of the subject property hired an Agrologist, David Sahlstrom, P.Ag., to review the professional report prepared for this project. This report claims that the proposed project will significantly impact the drainage patterns of the subject property and on the neighbouring properties including increased flooding. See the attached report.

This report was made available to the applicant for their information and they will have a response at the on-site meeting.

ATTACHMENTS

38991agro.pdf
38991agro2.pdf
38991letter.pdf
38991letter2.pdf
38991 map.pdf
38991_AirphotoMap.pdf
38991_ContextMap20k.pdf

END OF REPORT

Signature

Date
