



Provincial Agricultural Land Commission - Staff Report

Application: 45944

Applicant: Western House Moving Inc.
Agent: Central Valley Engineering Services
Local Government: Township of Langley

Proposal: To place 17,000 cubic metres of soil over 0.8 ha of the 4.6 ha property to be reclaimed for agricultural use. The intent of the application is to improve drainage and modify the steep slopes of the north side of the property to improve the agricultural potential of the property for a vineyard or other berry crop.

BACKGROUND INFORMATION

See previous applications.

This application was first received by the Commission on April 23, 2009. However, it was submitted without a Resolution by Township of Langley's Council, as per Langley's Soil Deposit and Removal Bylaw 2007, No. 4578. Pursuant to Section 20(2) of the ALC Act, soil deposit applications are considered a non-farm use application and as such may not proceed to the Commission unless authorized by a resolution of the Local Government. The Township therefore requested that all soil deposition applications be referred back to its Council and not proceed to the Commission until Council had considered them. On September 20, 2010, a Council resolution allowing this application to proceed was received.

PROPERTY INFORMATION

PID: 002-843-153
Legal Description: Lot 41, Section 14, Township 10, New Westminster District, Plan 61497, EXCEPT Part Subdivided by Plan 63716
Property Area: 4.5 ha
ALR Area: 4.5 ha
Purchase Date: October 14, 1987
Location: 2134 248th St
Owner: Western House Moving Inc.

LAND USE

Current Land Use:

Grass - no agricultural production
Residence, barn

Surrounding Land Uses:

North: farm land
East: farm land
South: farm land, horses
West: farm land

PROPOSAL DETAILS

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Soil Change Area: 0.8 ha

Activity	Volume (m3)	Depth (m)	Material Description
Add Fill	17,000.0	300.0	excavation material

Agricultural Capability:

The majority of the area under application is rated as: Mixed Prime and Secondary

Source: BCLI

Mapsheets: 92G/2a

PREVIOUS APPLICATIONS

Application ID: 39999

Legacy #: 21943

Applicant: central valley%

Note: Resolution 269/1988. Subdivision into two lots of 2.0 ha. Refused.

Application ID: 34648

Legacy #: 10987

Applicant: B Schroter

Note: Resolution 1514/1980. Boundary adjustment - to reconsolidate the property to align with the steep slope that was adjusted for road construction. Allowed. Part of the property contains gravel left over from the road.

LOCAL GOVERNMENT INFORMATION

Comments and Recommendations:

Board/Council

Supported as it complies with the Township of Langley Soil Deposit Bylaw and associated Policies.

ALC STAFF COMMENTS

The agricultural capability of the majority of the property is identified as improvable to Class 3APT (limitations of stoniness, topography, and soil moisture deficiency). The northern portion of the property is steeply sloped and identified as having unimprovable agricultural capability of Class 7T and Class 5T.

An agrologist report was submitted by Golder Associates. It describes the property as being disturbed in the past and lacking suitable soils for soil-based agricultural production. It identifies the property as having agricultural capability of Class 5 and 6.

The report notes that gravel has been placed in a portion of the proposal area. This is likely due to the 1980 application which realigned the property to include an area which had been used for a road.

The report states that the proposal would result in Class 2 agricultural capability ratings and suitable for a variety of crops for the majority of the project area. A portion of the project area is steeply sloped and would remain Class 6 agricultural capability.

The Commission may direct staff to schedule a site visit.

ATTACHMENTS

38997 - AgCapMap25k.pdf
38997 - AirPhotoMap25k.pdf
38997 - AirPhotoMap5k.pdf
38997 - ContextMap20k.pdf
38997 - ContextMap50k.pdf

END OF REPORT

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