



Agricultural Land Commission Staff Report

DATE: March 12, 2010

TO: Vice Chair and Commissioners - South Coast Panel

FROM: Ron Wallace

RE: Application # 50710

PROPOSAL: To deposit the following fill material over the subject property as outlined in the Agrologist report prepared by Catherine Orban, P. Ag.:

- 29,500 cubic meters (59,000 square meters x 0.5 m) of well drained, high quality, clean subsoil to complete the subgrade across all areas of the subject property where enhanced drainage is being proposed;

- 23,760 cubic meters (47,520 square meters x 0.5 m depth) - clean drainage material (eg. gravel) to cover the subgrade where topsoil will not be spread. This represents ~66% of the total subject property area; as is permitted for development according to the Township of Langley Bylaws. (The exact location of this material has not been mapped as the landowner has not yet finalized his plans including greenhouse locations); and

- Undermined volume of clean, high quality, permeable topsoil (eg. silt loam), if required to augment topsoil in areas proposed for cultivation. (Note that the existing volume of topsoil on the subject property will be salvaged and is estimated to be sufficient to cover all areas proposed for cultivation to a minimum depth of 50 cm).

PROPOSAL INFORMATION

Background: An Arologist report was prepared by Catherine Orban, P. Ag. The main portions from this report are attached.

Received Date: October 2, 2009

Applicant: Michael & Mirjam Scholtens

Agent: Catherine Orban

Local Government: Township of Langley

DESCRIPTION OF LAND

PID: 002-047-063

Legal Description: Lot 1 Section 7 Township 11 New Westminster District Plan 70144

Civic Address: 22274 - 64 Avenue, Langley

Area: 7.2 ha

ALR Area: 7.2 ha

Purchase Date: July 27, 2007

Owner: Michael & Mirjam Scholtens

Total Land Area: 7.2 ha

Total ALR Area: 7.2 ha

Current Land Use: There are residential buildings, a barn, a workshop and several small corrals in

the northwest corner of the subject property, the rest of the property is currently being used for hay production.

PROPOSAL DETAILS

Soil Change

Area	Agricultural Capability	Agricultural Capability Source
6.0	Prime	BCLI

Activity	Volume (m3)	Depth (m)	Material Description
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On- site processing:			Yes
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Reclamation plan prepared by Professional Agrologist: Yes

Reclamation Measures: Reclamation plan prepared by Agrologist

Project End Date: October 8, 2012

Surrounding Land Uses:

North	64th Ave, rural residential and agricultural uses
East	224 Street, rural residential and agricultural uses
South	61 Ave, agricultural uses
West	216 Street, rural residential and agricultural uses

Official Community Plan

Bylaw Name: RU-3

Designation: Agricultural/Countryside

OCP Compliance: Yes

Zoning

Zoning Bylaw Name: Bylaw No. 2500

Zoning Designation: RU-3

Minimum Lot Size: 8.0 ha

Zoning Compliance: Yes

PREVIOUS APPLICATIONS

Application #: 39883

Applicant: Wm & Betty Halicki

Proposal: To subdivide the subject property into 2 x 1.9 ha and 1 x 3.4 ha lots. The applicants state that they wish to retire and sell two parcels as hobby farms.

Decisions:

Resolution Number	Decision Date	Decision Description
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Note: This is legacy file #21-E-88-22758. A copy of this decision is attached for information.

Application #: 34920

Applicant: W&RW Halicki

Proposal: In 1984, the Commission allowed the Halickis to subdivide the 10.4 ha parent property

into 2 lots as divided by 61st Avenue.

Decisions:

Resolution Number	Decision Date	Decision Description
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Note: This is legacy file #84-17547. The subject property was created when the 10.4 ha parent property was subdivided into 2 lots.

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

Staff has the following comments:

- The applicant/owner is planning to live in the residence on the property while running an horticultural greenhouse and container nursery operation on the subject property.
- The owner has explained that the subject property has very wet soil conditions with the water lever being at the surface level for most of the year.
- The owner has also explained that the current soil conditions would significantly inhibit the healthy production of the planned horticultural greenhouse and container nursery operation on the subject property.
- The consulting Agrologist, Catherine Orban, P.Ag., has provided a comprehensive report outlining a recommended fill project to improve the subject property for the desired agricultural development.
- An on-site meeting with the applicant and Agrologist is recommended.

ATTACHMENTS

- 50710_ContextMap50k.pdf
- 50710_AgCapabilityMap.pdf
- 50710_AirphotoMap5k.pdf

END OF REPORT

Signature

Date