



Agricultural Land Commission Staff Report

DATE: November 24, 2009
TO: Vice Chair and Commissioners - South Coast Panel
FROM: Ron Wallace

RE: Application # 45906

PROPOSAL: A few years ago the subject property was illegally filled with approximately 4500 cubic meters of soil material. In an attempt to resolve the situation the applicant has made this application to redistribute the soil material to a low area over the two subject properties in order to improve the drainage of the field for horse pasture.

An Agrologist report has not been prepared for this project, but a site inspection by the Commission could provide information on how best to proceed with this application.

PROPOSAL INFORMATION

Background: There was a previous application in 2005 to deposit 3,500 cubic meters of fill to a depth of 1.5 meters over a 1.0 ha portion of the 2.9 ha subject property. The
Received Date: proposal was aimed at the correction of a drainage problem and development of a horse riding area. The project required final sign-off by a professional
Applicant: Agrologist regarding the quality and placement of fill, and the installation of a
Agent: proper drainage system. There was no Agrologist involved with this project.
Local Government:

However, the property was overfilled by approximately 4,500 cubic meters and as a result a stop work order was placed on the property. In an attempt to resolve this situation, this application has been made to redistribute the excess material to a low area of the property to help improve drainage for horse pasture.

Both the Township of Langley and the ALC has asked that the excess fill material be removed, but the applicant would instead like to use this material to improve the drainage of a pasture field.

April 9, 2009

Kris Dever

Melissa Rogerson

Township of Langley

DESCRIPTION OF LAND

PID: 005-368-511
Legal Description: Lot 36, Section 10, Township 7, New Westminster District, Plan 40518
Civic Address: 19828 - 16th Avenue, Langley
Area: 2.9 ha
ALR Area: 2.9 ha
Purchase Date: September 22, 2005

Owner: Kris Dever

PID: 008-770-433

Legal Description: Lot 27, Section 10, Township 17, New Westminster District, Plan 25599

Civic Address: 1269 - 198A Street, Langley

Area: 2.4 ha

ALR Area: 2.4 ha

Purchase Date: September 22, 2005

Owner: Kris Dever

Total Land Area: 5.3 ha

Total ALR Area: 5.3 ha

Current Land Use: There are two subject properties involved with this application. Both these properties are used for horses and residential use.

PROPOSAL DETAILS

Soil Change

Area	Agricultural Capability	Agricultural Capability Source
2.9	Prime Dominant	CLI

Activity	Volume (m3)	Depth (m)	Material Description
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Reclamation Measures:

An Agrologist report has not been prepared for this project. However, a geotechnical assessment of the property was prepared for the existing fill area at 19828 - 16th

Surrounding Land Uses:

North	16th Avenue and Rural Residential Lots
East	Turkey Farm
South	Residential
West	Hobby Farm

Official Community Plan

Bylaw Name: N/A

Designation: N/A

OCP Compliance: No

Zoning

Zoning Bylaw Name: Bylaw No. 2500

Zoning Designation: Agriculture

Minimum Lot Size: ha

Zoning Compliance: No

PREVIOUS APPLICATIONS

Application #: 41694

Applicant: Michael Rogerson

Proposal: To deposit 3500 cubic meters of fill to a depth of 1.5 m over a 1 ha portion of the 2.9 ha subject property. Applicant wishes to correct drainage problems and make a horse riding area.

Decisions:

Resolution

Number

Decision Date

Decision Description

71

February 16, 2005

Allow subject to:
removal of all non-farm structures, activities, and material
deposition must be planned and signed-off by soils professional

Note: Previous application for fill for approximately 3500 cubic meters of material.

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.

Board/Council

No Comment

no comment

STAFF COMMENTS

Staff has the following comments:

- The approximately 4,500 cubic meters of excess fill has been on the property since 2005.
- A previous application (#O-35764) approved the deposit of 3,500 cubic meters of fill to a depth of 1.5 meters over a 1.0 ha portion of the 2.9 ha property.
- Both the Township of Langley and the ALR have ordered the excess fill to be removed.
- The applicants would prefer to redistribute the excess fill material over a portion of the two adjacent subject properties in order to improve the drainage for horse pasture.
- Any consideration to utilize the excess fill material should first include a report prepared by a qualified professional Agrologist outlining the current soil conditions of the property and whether the excess fill material can/should be utilized in any fill project.

ATTACHMENTS

38943 - AgCapMap.pdf

38943doc.pdf

38943doc2.pdf

38943 - AirphotoMap.pdf

38943 - ContextMap50k.pdf

END OF REPORT

Signature

Date