



Staff Report
Application # MM – 37996
Applicant: Harpreet Uppal

Agent: Brian French

DATE RECEIVED: February 20, 2008

DATE PREPARED: February 29, 2008

TO: Chair and Commissioners – South Coast Panel

FROM: Ron Wallace, Land Use Planner

PROPOSAL: Non-farm use to deposit 40,000m³ of topsoil over approximately a 4.0 ha area at a depth of 1 m. Estimated duration of the proposed extraction and reclamation is approximately one year. The subject property has been used for crop production (raspberries) no naturally occurring vegetation. Applicant is proposing topsoil placement to improve the agricultural capability of the land from Class 4 and 5 to Class 3 for the purpose of enhanced crop production.

This application is made pursuant to section 20(3) of the *Agricultural Land Commission Act*.

BACKGROUND INFORMATION:

The current owner purchased the property in 1996 and has tried to grow Raspberries on the land for the last ten years. The crops have been poor due very wet soil conditions in the low lying portions and drought on the very coarse textured high land. These two contrasting soil conditions make management almost impossible.

Local Government:

City of Abbotsford

Legal Description of Property:

1. PID: 010-396-071
Lot 2, Section 17, Township 13, New Westminster District, Plan 18688

Purchase Date:

1996-11-08

Location of Property:

2211 Lefevre Road, Abbotsford

Size of Property:

8.0 ha (The entire property is in the ALR).

Present use of the Property:

One dwelling, outbuildings, was in raspberries wants to plant blueberries

Surrounding Land Uses:

WEST: Cranberry and Greenhouse operation
SOUTH: Raspberry and Blueberry farm
EAST: Second growth forested land and commercial nursery
NORTH: Raspberries and abandoned mushroom compost operation

Agricultural Capability:

Data Source: Agricultural Capability Map # 92G.008 (digital)
The majority of the property is identified as having Prime Dominant ratings.

Official Community Plan and Designation:

N/A

Zoning Bylaw and Designation:

N/A

LOCAL GOVERNMENT RECOMMENDATIONS/COMMENTS:

Local Government Staff

David Loewen, Manager, Engineering Inspections and Permits provided the following comments:

“all existing topsoil shall be stripped using an excavator with a clean-up bucket and stockpiled onsite. A minimum 3 m buffer strip shall be maintained adjacent to common property lines not involved with the extraction proposal and 7.5 m fronting road rights-of-way. The stockpiled topsoil shall be redistributed over the deposit area and stabilized with vegetation. The applicant shall install a wheel wash and an all weather access road to prevent soil from being transported onto City roads. Reclamation material shall be limited to good quality top soil for agricultural use.”

STAFF COMMENTS:

Staff recommends support for the proposed fill subject to the conditions outline in the Rehabilitation Report for Land Improvement Project 2211 Lefevre Road, Abbotsford prepared by Brian French, P.Ag. C & F Resource Consultants Ltd.

ATTACHMENTS:

END OF REPORT

Signature

Date