



Agricultural Land Commission Staff Report

DATE: October 7, 2009
TO: Vice Chair and Commissioners - South Coast Panel
FROM: Ron Wallace

RE: Application # 46023
PROPOSAL: To subdivide the subject property into six (6) lots as shown on the attached plan.

PROPOSAL INFORMATION

Background: The applicant has provided two reports in support of the application submission.
Received Date: The report, Soil survey and Agricultural Assessment, prepared by EvEco Consultants Ltd, details the existing soil conditions of the property. The other report, Preliminary Environmental Assessment, dated July 10, 2008 prepared by Scott Resource Services Inc., provides a fish habitat, wildlife and vegetation assessment of the site.
Applicant:
Agent:
Local Government: April 26, 2009
Garbris Korijian
N/A
City of Abbotsford

DESCRIPTION OF LAND

PID: 005-510-414
Legal Description: Lot 15, Section 14, Township 13, New Westminster District, Plan 57060
Civic Address: 30100 Marshall Road
Area: 17.8 ha
ALR Area: 17.8 ha
Purchase Date:
Owner: Garbris Korijian

Total Land Area: 17.8 ha
Total ALR Area: 17.8 ha
Current Land Use: There are no structures on the property and the site contains forested areas, watercourses and open pasture. A reclaimed gravel pit is located in the eastern central portion of the property.

PROPOSAL DETAILS

Surrounding Land Uses:

North Large ravine, mixed farming uses
East Hay field
South Berry farms
West Large ravine, mixed farming uses

Official Community Plan

Bylaw Name: Agricultural Obe Zone (A1)

Designation: Agricultural

OCP Compliance: No

Zoning

Zoning Bylaw Name: Agricultural One Zone (A1)

Zoning Designation: Agricultural

Minimum Lot Size: 8.0 ha

Zoning Compliance: No

PREVIOUS APPLICATIONS

Application #: 41485

Applicant: Valley Gravel Sales Ltd.

Proposal: Notice of Intent - To review a revised bonding proposal to submitted by Valley Gravel Sales Ltd. as it relates to several existing applications that were submitted pursuant to the Soil Conservation Act. The applications are:

1. #26359 (Parkland Mink Ltd.) - Caine Pit
2. #28112 (Ross West Properties Ltd.) - Ross West Pit
3. #29592 (Telford Farms Ltd.) - Telford Pit
4. #27450 (Midfield Farm Ltd.) - Midfield Pit
5. #26992 (Korajian/Muir/Three Storey Farms Ltd.) - Marshall Road Extension Pit
6. #24661 (7 M Products Ltd./McLean) - Huntingdon Road Pit
7. #24609 (Ross West Properties Ltd.) - Huntingdon Road Pit

Decisions:

Resolution Number

Decision Date

Decision Description

380

May 12, 2004

THAT the Commission accepts the bonding proposed submitted by C & F Land Resources Consultants Ltd. on behalf of Valley Gravel Sales Ltd. on the understanding that the updated reclamation plans for each site will be submitted by June 30, 2005. In the meantime, Valley Gravel Sales Ltd. will continue to operate in accordance with the conditions of approvals specified in applications #24609, #24661, #26359, #27450, #28112, #29592 and #29662.

AND THAT the value of the bond be set at a total of \$250,000 to cover all aspects of monitoring, reporting and reclamation for applications #24609, #24661, #26359, #27450, #28112, #29592 and #29662. Staff is authorized to release the balance of the existing

bonds.

AND THAT the implementation of the new monitoring and reporting process is effective immediately upon the release of the excess bonds.

AND FINALLY THAT this approval is subject to compliance with any other enactment, legislation or decision of any agency having jurisdiction.

Application #: 2999

Applicant: Valley Gravel Sales Ltd.

Proposal: To extract 640,000 cubic metres of gravel in three phases from a 10.5 ha area of the properties.

Decisions:

**Resolution
Number**

Decision Date

Decision Description

1082

December 13, 1996

The Commission approved the gravel extraction proposal subject to it being carried out in accordance with the Talisman Plans, bonding, that the project be overseen by a Land Reclamation Specialist and other standard conditions.

Committee Recommendations

Type

Recommendation

Description

Board/Council

Approve

That this application be endorsed for approval by the Agricultural Land Commission.

Agricultural Advisory
Committee

Refuse

The AAC recommends "the application for rezoning and subdivision of the property located at 30100 block Marshall Road (north side) be denied as presented, as it is detrimental to agriculture. The applicant is invited to explore options that would have a net benefit to agriculture."

STAFF COMMENTS

Staff has the following comments:

- the property has topographic limitations to farming as it is positioned at the edge of an escarpment with an upland, steeply sloping hillside and a lowland
- the property is comprised of a mix of pasture and forest, with a reclaimed gravel pit in the northeast corner
- A report from EvEco Consultants Ltd. dated January 13, 2009 shows that approximately 75% of the site has an agricultural capability rating of Class 5 to 6. Steep, variable slopes, presence of gravel, dense subsoil and water limit the range of agricultural possibilities in this area. Remaining 25% is Class 3 and 4. A wider range of agricultural possibilities are possible in this area.

ATTACHMENTS

39037 report.pdf
39037maps.pdf

END OF REPORT

Signature

Date
