



Agricultural Land Commission Staff Report

DATE: December 9, 2009
TO: Vice Chair and Commissioners - South Coast Panel
FROM: Martin Collins

RE: Application # 50341
PROPOSAL: To use approximately 0.7 ha of the 4.6 ha property for truck parking in the operation of a long haul trucking business.

PROPOSAL INFORMATION

Background: There are no previous applications on the property.
Received Date: July 30, 2009
Applicant: Sukhvinder Kaur Aujla
Agent: N/A
Local Government: City of Surrey

DESCRIPTION OF LAND

PID: 025-103-130
Legal Description: Lot A (See BR178379, Section 2, Township 2, New Westminster District, Plan 1151)
Civic Address: 15832 Colebrook Road
Area: 4.6 ha
ALR Area: 4.6 ha
Purchase Date: August 4, 2005
Owner: Sukhvinder Kaur Aujla

Total Land Area: 4.6 ha
Total ALR Area: 4.6 ha
Current Land Use: Residence, truck parking - 11 trucks, blueberry production on the remainder

PROPOSAL DETAILS

Surrounding Land Uses:

North	Colebrook Road and Railway right of way
East	4 ha rural residence in the ALR
South	2 ha rural residence in the ALR
West	2 ha rural residence in the ALR

Official Community Plan

Bylaw Name: Surrey OCP

Designation: Agriculture

OCP Compliance: No

Zoning

Zoning Bylaw Name: Surrey Zoning Bylaw

Zoning Designation: A-1

Minimum Lot Size: 2.0 ha

Zoning Compliance: No

Committee Recommendations

Type	Recommendation	Description
Planning Staff	Refuse	Surrey Planning department recommended that the application be refused.
Board/Council	No Comment	City of Surrey Council forwarded the application without comment.
Agricultural Advisory Committee	Refuse	Surrey Agricultural Advisory Committee recommended that the application be refused.

STAFF COMMENTS

Staff suggests that the Commission consider the following:

- 1) The 0.7 ha area used for truck parking has been filled and is currently not capable of soil based agriculture. The applicant indicates that the income from the trucking business has permitted the agricultural development (blueberries) of the remainder.
- 2) It is possible to remove the fill and restore the land's agricultural potential. However, over time, and depending on the intensity of truck parking and repair and /or washing activities some contamination of the underlying soils may occur.
- 3) The use of 0.7 ha for truck parking represents a significant negative impact on the productive capacity of the subject property (15%). If truck parking is approved, this precedent could result in the proliferation of other similar facilities throughout the ALR in Surrey, to the detriment of the agricultural resource.
- 4) The City of Surrey planning department and the City of Surrey Agricultural Advisory Committee recommend that the application be refused. Council provided no comment.

ATTACHMENTS

- 50341 - AirPhotoMap5k.pdf
- 50341 bw airphoto.pdf
- 50341 sketch map.pdf

END OF REPORT

Signature

Date