



# Provincial Agricultural Land Commission - Staff Report

## Application: 50707

**Applicant:** Geertje Fictorie  
**Agent:** Ekset Contracting Ltd (Attention: Dave Vernon)  
**Local Government:** City of Abbotsford

**Proposal:** To Remove Soil and Place Fill

## BACKGROUND INFORMATION

Extract Aggregate, Place Fill, Reclaim for Agricultural Purposes

## PROPERTY INFORMATION

**PID:** 027-150-992  
**Legal Description:** Lot A Section 10 Township 16 New Westminster District Plan BCP31260  
**Property Area:** 4.0 ha  
**Purchase Date:** July 16, 2007  
**Location:** 918 McKenzie Road, Abbotsford  
**Owner:** Geertje Fictorie

## LAND USE

### Current Land Use:

Forage Production, Single Family Residence, Barns and Outbuildings

### Surrounding Land Uses:

North: Vegetables  
East: Forage  
South: Aggregate Extraction  
West: Berries

## PROPOSAL DETAILS

**Soil Change Area:** 3.1 ha

Activity	Volume (m3)	Depth (m)	Material Description
Add Fill	366,200.0	15.0	fill
Remove Fill	385,500.0	15.0	aggregate

### Agricultural Capability:

The majority of the area under application is rated as: Prime

**Source:** BCL

**Mapsheet:** 92G.009

## PREVIOUS APPLICATIONS

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**Application ID:** 43252

**Legacy #:** 36777

**Applicant:** Geertje Fictorie

**Proposal:** To adjust the boundaries of a 7.6 ha lot and a 0.4 ha lot to create two 4 ha lots.

**Decision:**

Resolution #	Decision Date	Decision Description
404/2006	July 19, 2006	Allowed as submitted.

**Application ID:** 34693

**Legacy #:** 12920

**Applicant:** LJ Herperger

**Proposal:** Extraction of 38,000 cu meters (50,000 cu yd) soil to remove two hilly areas

**Decision:**

Resolution #	Decision Date	Decision Description
1647/1981	August 18, 1981	Allowed with conditions

## RELEVANT APPLICATIONS

**Application ID:** 41530

**Legacy #:** 35635

**Applicant:** Fraser Valley Aggregates Ltd

**Proposal:** To extract approximately 455,000 m3 of aggregate and to place approximately 411,000 m3 of fill.

**Decision:**

Resolution #	Decision Date	Decision Description
598/2004	November 25, 2004	Allow with conditions.

**Note:** this non farm use application allowed the extraction and filling of the three southern adjacent properties. The Commission currently holds an irrevocable letter of credit to ensure the proper completion of the project to a good agricultural capability.

**Application ID:** 41207

**Legacy #:** 35382

**Applicant:** Douglas Straiton

**Proposal:** Notice of Intent

**Note:** this adjacent property is directly south of the subject of the current application and was cancelled.

## LOCAL GOVERNMENT INFORMATION

### Comments and Recommendations:

#### **Board/Council**

Council authorized staff to forward all non-farm use applications associated with applicable soil removal or deposit proposals to the ALC.

## ALC STAFF COMMENTS

It is recommended that the Commission consider the following:

- According to the BCLI mapping, the agricultural capability of the subject properties is classified as improvable prime, improvable to Class 2 and 3 with the limitation of topography. Pat Brisbin, P.Ag. has done a detailed site assessment of the property which is attached to this report.
- The applicant has provided all of the information regularly requested for extraction/fill projects of this size.
- This application also proposes to assist in the completion of the extraction/filling of 34191 Vye Road to the south of the subject property which was approved for extraction and filling under application #35635. The Commission still holds a letter of Credit of \$130,000 for this project. The approval for this application was for 5 years so a decision on this proposal would also involve permitting the extension of approval for application #35635.
- The accompanying report dated October 31, 2008 from Golder Associates, written by Pat Brisbin P.Ag indicates that "Successful completion of the project will result in an increase of 1.79 ha of Class 2 land and the creation of approximately 0.13 ha of steeply sloped area which will have no capability for agriculture, compared to reduction of

## **ALC STAFF COMMENTS**

1.37 ha of Class 3, 0.26 ha of Class 4 and 0.29 ha of yard area. Within the areas for agricultural production, topographic and stoniness limitations will be eliminated.”

- An addendum to the extraction and reclamation plan for the subject property, dated June 17, 2009 was received by this office. This report has revised numbers for extraction and filling of the subject property as well as the adjacent property at 34191 Vye Road.

-Components of these reports are attached to this staff report, however, should further information be required, the full reports are available in the paper and electronic filing system.

## **END OF REPORT**

**Prepared by:** Jennifer Carson