



Agricultural Land Commission Staff Report

DATE: June 22, 2010
TO: Vice Chair and Commissioners - South Coast Panel
FROM: Ron Wallace

RE: Application # 51615

PROPOSAL: The application is to place fill ($\pm 40,000$ m³ of structural soil and topsoil) on ± 2.8 ha portion of the 5.37 ha property for the purpose of improving the land for agricultural use. The applicant has also obtained permission from the City of Abbotsford to extend the fill across ± 0.8 ha of City owned land located below an existing dyke at the north end of the subject property.

The applicant has brought in fill for new barn construction on the property and proposes to continue filling toward the south property line from the barn construction.

The proposal has been accepted by the City in principal as it will provide a consistent grade with the proposed works and will aid in the reinforcement of the Fraser River dyke.

Madrone Environmental Services Ltd. (Madrone) was retained by the applicant to conduct a soil assessment of the subject property and to determine:

1. If fill will maintain or (preferably) improve the existing land capability; and
2. If whether or not the project will have an adverse affect on hydrology in the area.

PROPOSAL INFORMATION

Background: The subject property has been used as a horse farm for at least 20 years. The owner is seeking to increase the productivity of the pastureland in order to be able to stable more horses on the property due to the increased stable space recently constructed with the new stable and indoor riding ring.

Received Date: March 2, 2010

Applicant: Paul & Denise Rathnam

Agent: N/A

Local Government: City of Abbotsford

DESCRIPTION OF LAND

PID: 011-329-505

Legal Description: Lot 1 Except: Parcels "A" and "B" (Statutory Right of Way Plan 44482); District Lot 118 Group 2 New Westminster District Plan 8682

Civic Address: 6480 Tall Road

Area: 5.4 ha

ALR Area: 5.4 ha

Purchase Date: January 4, 2008

Owner: Paul & Denise Rathnam

Total Land Area: 5.4 ha

Total ALR Area: 5.4 ha

Current Land Use: The property is used for raising and stabling horses, as well as being a teaching facility for horseback riding and providing trail rides.

PROPOSAL DETAILS

Soil Change

Area	Agricultural Capability	Agricultural Capability Source
2.8	Mixed Prime and Secondary	BCLI

Activity	Volume (m3)	Depth (m)	Material Description
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On- site processing:			No
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Description of Equipment to be used:			Dump trucks, excavators, bulldozer
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Reclamation plan prepared by Professional Agrologist:			Yes
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Reclamation Measures:			Peel back existing top soil, level land, place required drainage and seed
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Surrounding Land Uses:

North	Matsqui Trail Park/Fraser River
East	MOT WorkSafe
South	Pasture for Cattle
West	Pasture for Cattle

Official Community Plan

Bylaw Name: N/A

Designation: Agricultural

OCP Compliance: Yes

Zoning

Zoning Bylaw Name: N/A

Zoning Designation: Agricultural (A2)

Minimum Lot Size: 16.0 ha

Zoning Compliance: Yes

Committee Recommendations

Type	Recommendation	Description
Planning Staff	Approve	The proposal includes fill to be placed on City of Abbotsford owned land. The proposal has been accepted by the City in principal as it will provide a consistent grade with the proposed works and will aid in the reinforcement of the Fraser River dyke. Other standard conditions as set out by the City apply to this project.
Board/Council	No Comment	City Council, at its Executive Committee meeting of June 23, 2008, authorized staff to forward all non-farm use applications associated with applicable soil removal or deposit proposals to the ALC for review and comment as required under Section 25(3) of the

ALC Act.

STAFF COMMENTS

The portion of the land identified for fill is generally undulating pasture land located behind the newly constructed stable and indoor riding ring. As the land is uneven within the proposed fill area, the low areas are imperfectly drained and are often filled with water.

The desired outcome of the fill project is to improve this approximate 2.8 ha of agricultural land for the purposes of pasturing horses.

The report outlined by Madrone offers significant benefits to the improvement of the site and soil drainage of the subject property.

ATTACHMENTS

51615_ContextMap50k.pdf

51615_AirphotoMap10k.pdf

51615_AgCapabilityMap.pdf

END OF REPORT

Signature

Date