



## Agricultural Land Commission Staff Report

**DATE:** July 5, 2010  
**TO:** Vice Chair and Commissioners - South Coast Panel  
**FROM:** Tony Pellett

**RE:** Application # 51799

**PROPOSAL:** Blueberry farm requires three dwellings (the main house plus a duplex) and farm workshops for processing the blueberries. Fill is allowed for the farm buildings and the main house, but fill for the duplex would bring the total residential fill beyond the 0.2 ha allowed under ALC policy #19. The application requests authorization to fill in order to bring the duplex to flood protection levels.

### PROPOSAL INFORMATION

**Background:** The family has a number of blueberry properties but for farm business reasons all wish to reside and do necessary processing on one of the properties. Although the property extends above the floodplain, there are instability problems and several utility corridors which must be avoided, thus the houses must be set back into the floodplain.

The amount of fill for the duplex is 14,869 cubic metres for structural fill plus 3302 cubic metres for temporary pre-loading. Existing topsoil is stripped and will be replaced once the temporary pre-loading is complete. Because the fill is not directly related to agriculture, there is no need for an agrologist report.

**Received Date:** June 24, 2010

**Applicant:** Himmat , Mohinder, Kamail & Sukhdev Sekhon

**Agent:** N/A

**Local Government:** City of Surrey

### DESCRIPTION OF LAND

**PID:** 013-219-014

**Legal Description:** Parcel "ONE" (Reference Plan 8613) North West Quarter Section 2 Township 2 Except: Parcel "2" (Reference Plan 42263), New Westminster District 15448 No. 10 Hwy

**Civic Address:**

**Area:** .3 ha

**ALR Area:** 0 ha

**Purchase Date:** October 26, 2004

**Owner:** Himmat , Mohinder, Kamail & Sukhdev Sekhon

**Total Land Area:** .3 ha

**Total ALR Area:** 0 ha

**Current Land Use:** Blueberry operation

## PROPOSAL DETAILS

### Soil Change

Area	Agricultural Capability	Agricultural Capability Source
0.3	Prime	BCLI

Activity	Volume (m3)	Depth (m)	Material Description
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Reclamation plan prepared by Professional Agrologist: No

Reclamation Measures: none - structural fill supports a "residence necessary for farm use"

Project End Date: September 24, 2010

### Surrounding Land Uses:

North	Highway 10
East	Bush
South	Blueberry Shrubs
West	Industrial

### Official Community Plan

Bylaw Name:

Designation:

OCP Compliance:

### Zoning

Zoning Bylaw Name:

Zoning Designation:

Minimum Lot Size:

Zoning Compliance:

## STAFF COMMENTS

The total area of the parcel is 11.8 ha. A little over 1 ha consists of steep-land sediments not classified under agricultural capability mapping. Approx. 0.6 ha has been filled for the main house and farm buildings. A further 0.3 ha is the subject of this application. Approx. 8 ha is planted to blueberries.

At first glance, it appears that the residential area of the site is occupying land which should be farmed, but the applicants have pointed out that they would have liked to farm the area except that the residential area needed to be set back for safety purposes.

## ATTACHMENTS

51799 site plan.pdf

## END OF REPORT

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Signature

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Date