



Provincial Agricultural Land Commission - Staff Report

Application: 51831

Applicant: Kutny's Landscaping Ltd
Local Government: City of Richmond

Proposal: Non-farm Use - to continue soil processing for topsoil business at No. 6 Road

BACKGROUND INFORMATION

The applicants have owned and operated a top soil business on the property since 1972. Up until 1994, they had acquired soil permits from the Commission under the Soil Conservation Act. Their last permit was approved by the Commission in 1994 for a period of 15 years. It expired January 2010. As the Soil Conservation Act has been repealed, the topsoil business now requires a Non-Farm use application to continue its operation, under the Agricultural Land Commission Act.

PROPERTY INFORMATION

PID: 011-122-498
Legal Description: East Half Lot 8 Except: Part Subdivided by Plan 81336, Section 29 Block 4 North Range West New Westminster District Plan 4691
Property Area: 3.6 ha
ALR Area: 3.6 ha
Purchase Date: April 21, 1989
Location: 9811 No. 6 Road
Owner: Kutny's Landscaping Ltd

LAND USE

Current Land Use:
Soil processing for top-soil business; house, shop

Surrounding Land Uses:

North: Blueberries
East: Greenhouses
South: Road allowance for Williams Road, and then beyond is vegetables
West: Blueberries

PROPOSAL DETAILS

Non- Farm Use Area: 3.6 ha
Non- Farm Use Type: Agricultural/Farm: Other-Undefined

Agricultural Capability:
The majority of the area under application is rated as: Prime Dominant
Source: BCL
Mapsheet: 92G.015

PREVIOUS APPLICATIONS

Application ID: 40218 **Legacy #:** 21998
Applicant: Kutny's Landscaping Ltd
Note: 1988 Application

PREVIOUS APPLICATIONS

Application ID: 33588 **Legacy #:** 02135
Applicant: Kutny's Landscaping Ltd
Note: 1976 Application

Application ID: 22165 **Legacy #:** 14291
Applicant: Kutny's Landscaping
Proposal: to stockpile 15,200 cubic meters peat and mineral soil
Decision:

Resolution #	Decision Date	Decision Description
1041/1982	July 19, 1982	Allowed with conditions

RELEVANT APPLICATIONS

Application ID: 21915 **Legacy #:** 14035
Applicant: Circle B Nursery Farms Ltd.
Proposal: To place 35,000 cubic meters peat/sand/pearlite fill
Decision:

Resolution #	Decision Date	Decision Description
2209/1981	December 10, 1981	Allowed with conditions

Note: Adjacent property to the west.

LOCAL GOVERNMENT INFORMATION

Comments and Recommendations:

Agricultural Advisory Committee

No concerns.

Board/Council

Forwarded the application with endorsement.

Planning Staff

Support the application.

ALC STAFF COMMENTS

- The improved ratings of the agricultural capability of the properties are identified as prime dominant (Class 3) with limitations of excess water and undesirable soil structure.
- The business has been in operation since 1972, and has been given approval from the Commission to operate through the approval and renewal of soil permits, as per the Soil Conservation Act. The applicant's permit expired in January 2010. As the Soil Conservation Act has been repealed, a non-farm use application is now required to continue operation.
- No expansion or changes to the operation have been proposed.
- The top-soil business supports farming operations in Richmond.
- The Agricultural Advisory Committee had no objections to the application.

ATTACHMENTS

51831LG Report.pdf
51831_ContextMap20k.pdf
51831_AgCapabilityMap.pdf
51831_AirphotoMap5k.pdf

END OF REPORT

Prepared by: Terra Kaethler