



**Agricultural Land Commission**  
133-4940 Canada Way  
Burnaby, British Columbia V5G 4K6  
Tel: 604-660-7000  
Fax: 604-660-7033  
www.alc.gov.bc.ca

September 12, 2005

Reply to the attention of Ron Wallace

Edward Angus Truax  
7295 Bradner Road  
Abbotsford, BC V4X 2B6

Dear Sir:

**Re: Application # MM-36163**  
**Lot 16, Section 21, Township 14, New Westminster District, Plan 55322**

The Provincial Agricultural Land Commission (the "Commission") has now concluded its review of your application to deposit 4600 m<sup>3</sup> of fill over a 0.42 ha area of the above noted property ranging between 0 m and 1.7m in depth. The application was submitted pursuant to section 20(3) of the *Agricultural Land Commission Act* (the "ALCA").

The Commission writes to advise that it approved your application subject to:

- the use being restricted to the ±0.42 ha area identified on the attached plan;
- use of good agricultural quality fill material (i.e., no construction debris or contaminated material);
- receipt of a report from a drainage engineer or professional agrologist, with soil drainage experience, confirming that the proposed filling will not create drainage problems on any adjacent parcel;
- compliance with applicable Acts, regulations, bylaws of the local government, and decisions and orders of any person or body having jurisdiction over the land under an enactment. The Commission suggests you contact the City of Abbotsford at your earliest convenience.

The decision noted above is recorded as Resolution **#470/2005**.

Please quote your application number in any future correspondence.

Yours truly,

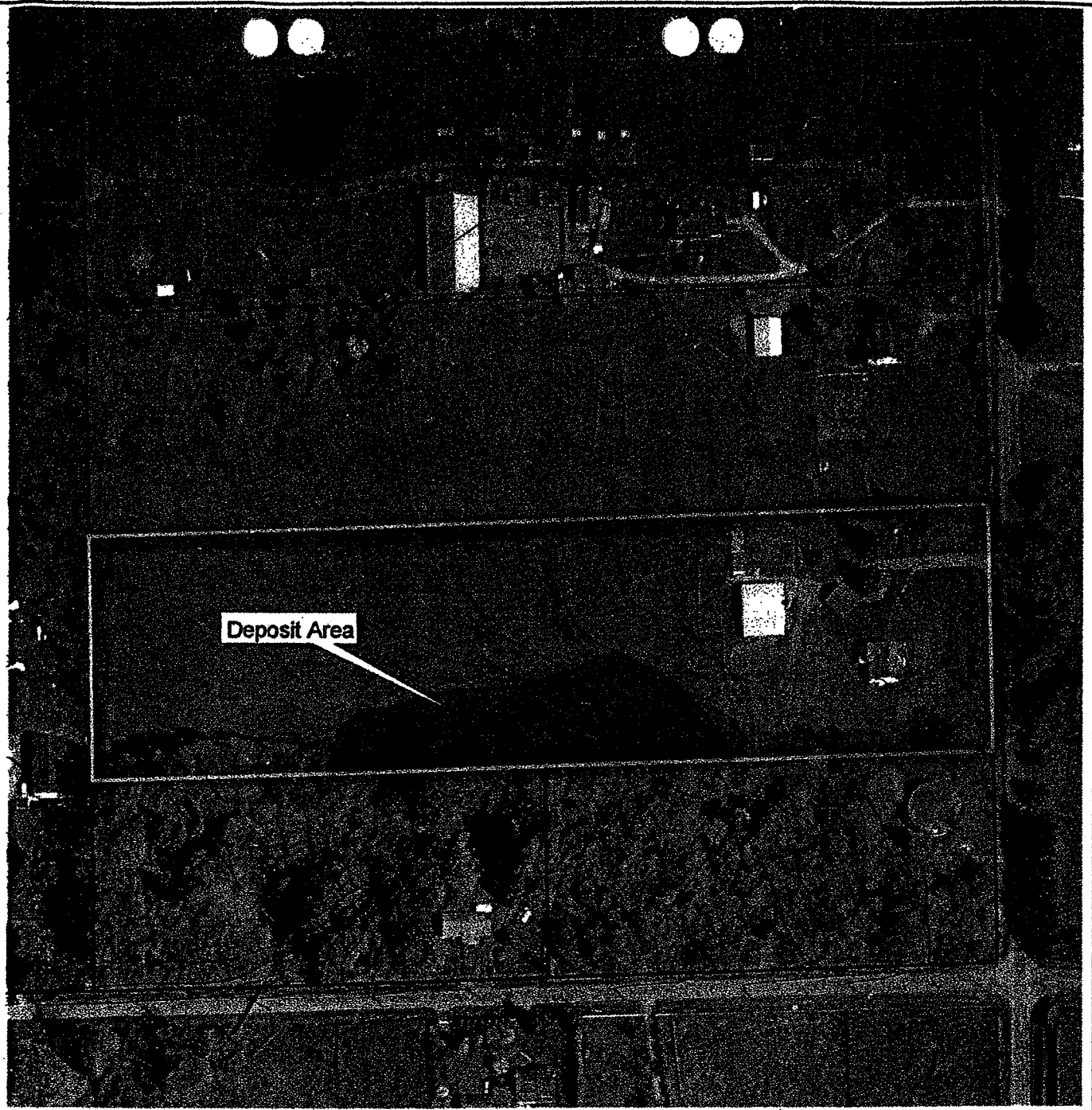
PROVINCIAL AGRICULTURAL LAND COMMISSION

Per:

Erik Karlsen, Chair

cc: City of Abbotsford – 4520-40/SRP#1041  
BC Assessment, Abbotsford  
Norm Ron Construction, 5880 – 268<sup>th</sup> Street, Aldergrove, BC – V0X1A0

RW/lv/Encl.  
36163d1



Provincial Agricultural Land Commission  
**Application:MM-36163**  
**Resolution #470/2005**

19 2005

 Subject property.

 Approved 0.42 ha area for placement of fill material



CITY OF  
**Abbotsford**

7295 Bradner Rd  
Soil Deposit Permit

|            |                |
|------------|----------------|
| DWG NO:    | K2             |
| SCALE:     | 1:2164         |
| PLOT DATE: | 2003 - 12 - 12 |





**Staff Report**  
**Application # MM – 36163 – 0**  
**Applicant: Edward Angus Truax**  
**Agent: Norm-Ron Construction**

**DATE PREPARED:** July 21, 2005

**TO:** Chair and Commissioners – South Coast Panel

**FROM:** Simone Magwood, Regional Research Officer

**PROPOSAL:** To deposit 4600 m<sup>3</sup> of fill over a 0.42 ha area ranging between 0 m and 1.7m in depth.

This application is made pursuant to section 20(3) of the *Agricultural Land Commission Act*.

**BACKGROUND INFORMATION:**

The applicant states that the land is very wet and that he will be able to grow hay once the land is raised about 1.5 m. The City of Abbotsford issued a soil deposit permit for 1,500 m<sup>3</sup> of soil but the agent claims that an area near the south property line is very wet and he would like to fill this area to increase the usable pasture.

**Local Government:**

City of Abbotsford

**Legal Description of Property:**

PID: 005-356-032

Lot 16, Section 21, Township 14, New Westminster District, Plan 55322

**Location of Property:**

7295 Bradner Road, Abbotsford

**Size of Property:**

4.0 ha (The entire property is in the ALR).

**Present use of the Property:**

Residence and hay pasture

**Surrounding Land Uses:**

**WEST:** Farm (ALR)  
**SOUTH:** Farm (ALR)  
**EAST:** Water tank (ALR)  
**NORTH:** Farm (ALR)

**Agricultural Capability:**

Data Source: Agricultural Capability Map # 92G/1E  
The majority of the property is identified as having prime dominant ratings. The area to be filled is rated as follows: (6:3TD 4:2TD)

**LOCAL GOVERNMENT RECOMMENDATIONS/COMMENTS:**

The local government forwarded the application without comment but with conditions for the placement of fill.

**STAFF COMMENTS:**

Staff recommend a site visit in order to determine if placement of fill is the best mitigation for the wetness of the proposed fill area.  
Staff would also recommend receipt of a report from an agrologist stating what improvement to agriculture would be made by the placement of the proposed fill, and how the project should be handled to ensure the best agricultural outcome. If the Commission is inclined to allow the placement, a closure report and bonding to ensure compliance should also be required.

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**END OF REPORT**

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**Signature**

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**Date**