



Staff Report
Application # MM – 37563
Applicant: Cameron & Colette Smith

DATE RECEIVED: July 18, 2007

DATE PREPARED: September 5, 2007

TO: Chair and Commissioners – South Coast Panel

FROM: Jennifer Carson, Land Use Planner

PROPOSAL: To deposit 8000m³ of topsoil over a 2.0 ha area at a depth of 0.5 to 0.75 meters. The applicant is proposing to fill and level a portion of the lands to graze livestock, improve the aesthetic appeal of the property, and improve drainage. The subject property had previously been used for apple orchard operations. Estimated duration of the proposed fill deposit is approximately one year. This application is made pursuant to section 20(3) of the *Agricultural Land Commission Act*.

BACKGROUND INFORMATION:

Local Government:

City of Abbotsford

Legal Description of Property:

PID: 006-549-306
Lot 5, Parcel B, Section 22, Township 13, Reference Plan 17226, New Westminster District, Plan 1284

Location of Property:

2810 Bradner Road, Abbotsford

Size of Property:

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

Present use of the Property:

Cleared Land, shed

Surrounding Land Uses:

WEST: Bradner Road, Horse Field
SOUTH: Hay Field
EAST: Hay Field
NORTH: Treed Lot

Agricultural Capability:

Data Source: Agricultural Capability Map # 92G/1d
The majority of the property is identified as having Prime Dominant ratings.

RELEVANT APPLICATIONS:

Application #30055-0

Applicant: Aldergrove Baptist Church
Decision Date: October 03, 1995
Proposal: To extract 5,700 cubic meters of sand for the purpose of leveling approx. one ha of the property for an athletic field.
Decision: Allowed the proposal to extract 5,700 cubic meters of sand in order to level 1.0 ha of the property for an athletic field subject to standard operating conditions.

Application #37012-0

Applicant: Mehar, Deol
Decision Date: deferred
Proposal: To deposit 10,000 m3 of organic soil over an area of approximately 8.09 ha at a depth ranging from 0 to 1.5 meters. Estimated duration of the proposed fill deposit is approximately 1.5 years.
Decision: Deferred – waiting for more information

STAFF COMMENTS:

It is recommended that the Commissioners consider the following:

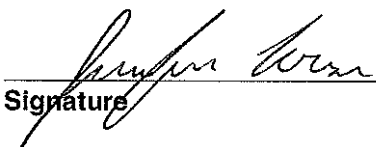
- The property was at one time used for apple orchard operations.
- The applicants have provided extensive information regarding the method by which the property will be filled and have provided numerous photographs.
- The applicants have provided no information about the existing agricultural capabilities of the property.
- The agricultural capability maps indicated that the property is predominantly prime agricultural land.
- A site visit will allow the Commissioners to determine whether a decision can be made with the existing information.

ATTACHMENTS:

1. ALC Context Map
2. Agricultural Capability Map
3. Aerial Photograph
4. Letter from City of Abbotsford Staff (2 pages)
5. Information submitted by applicant (8 pages)

END OF REPORT

Signature



Date

Sept 5, 2007