



Staff Report
Application # O – 37589
Applicant: Jann Enterprises Ltd

DATE RECEIVED: July 30, 2007

DATE PREPARED: September 5, 2007

TO: Chair and Commissioners – South Coast Panel

FROM: Jennifer Carson, Land Use Planner

PROPOSAL: The landowner is proposing to deposit 13,000m³ of soil for flood-proofing an area of 3,400m² for the construction of a residence and accessory facilities. This application is made pursuant to section 20(3) of the *Agricultural Land Commission Act*.

BACKGROUND INFORMATION:

Local Government:

The Corporation of the City of Surrey

Legal Description of Property:

PID: 009-632-311

Lot 2, Section 27, Township 1, New Westminster District, Plan 10880, Except Parcel "A" (Bylaw Plan 610311)

Location of Property:

15166 - 40th Avenue, Surrey

Size of Property:

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

Surrounding Land Uses:

WEST: Residence and Farming

SOUTH: Residence

EAST: Vacant

NORTH: Residence and farming

Agricultural Capability:

Data Source: Agricultural Capability Map # 92G.006

The majority of the property is identified as having Prime Dominant ratings.

Official Community Plan and Designation:

OCP: (2006)
Designation: Agricultural

Zoning Bylaw and Designation:

Zoning: Bylaw No. 1200
Designation: A-1 (General Agricultural Zone)
Minimum Lot Size: 2.0 ha

RELEVANT APPLICATIONS:

Application #31348-0

Applicant: Ventures Ltd
Decision Date: May 29, 1997
Proposal: deposit 20,000m3 of soil up to a maximum depth of 1m
Decision: Allowed on the grounds that it did not constitute a significant agricultural issue.

Application #36743-0

Applicant: Hongs Nursery
Decision Date: pending
Proposal: Application to place 40,000 cubic meters of structural fill on a 2 ha property in order to prepare the site for construction of greenhouses.
Decision: pending

LOCAL GOVERNMENT RECOMMENDATIONS/COMMENTS:

Council:

To forward the application to the ALC.

AAC:

That Council forward the application to the ALC.

STAFF COMMENTS:

It is recommended that the Commissioners consider the following:

- A site visit and meeting with the applicants will allow the Commission to better understand the application and whether it will have an impact on the agricultural uses of the property and surrounding properties.
- As City of Surrey Staff mentioned in their report the Commission has a policy (Policy 19: Placement of Fill or Removal of Soil: Construction of a Single Family Residence) which discusses the footprint of the fill permitted for the construction of a house.

ATTACHMENTS:

1. ALC Context Map
2. Agricultural Capability Map
3. Aerial Photograph
4. Sketch of Proposal
5. Geotechnical Engineering Report for Onsite Construction
6. Policy 19: Placement of Fill or Removal of Soil: Construction of a Single Family Residence

END OF REPORT

Signature

Date

Sept 5, 2007