



**Staff Report**  
**Application # MM – 37935**  
**Applicant: Don Wenting**

**DATE RECEIVED:** January 23, 2008

**DATE PREPARED:** March 31, 2008

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

**FROM:** Ron Wallace, Land Use Planner

**PROPOSAL:** The applicant is proposing to deposit 29,360 m<sup>3</sup> of topsoil over a 1.0 ha area at a depth varying between 2 to 3 metres. The estimated duration of the proposed fill deposit is approximately six (6) months. The applicant is proposing to deposit soil on the lands to enhance the site for growing crops.

All existing topsoil shall be stripped using an excavator with a clean-up bucket and stockpiled onsite. A minimum 3 m buffer strip will be maintained adjacent to all property lines. A drainage swale will be installed along the perimeter to prevent storm water from entering onto adjacent properties. Check dams and other siltation control methods will be installed and maintained to prevent sedimentation from being discharged into the existing drainage courses. The stockpiled topsoil will be redistributed over the deposit area and stabilized with vegetation.

This application is made pursuant to section 30(1) of the *Agricultural Land Commission Act*.

**BACKGROUND INFORMATION:**

There are no previous applications on this property. The Commission reviewed a similar application for fill on the adjacent property to the west as noted below.

**Local Government:**

City of Abbotsford

**Legal Description of Property:**

PID: 011-625-724

Lot 12, Section 4, Township 14, New Westminster District, Plan 1934

**Purchase Date:**

2000-05-03

**Location of Property:**

28582 Myrtle Ave, Abbotsford

**Size of Property:**

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

**Present use of the Property:**

Residential, nursery operation, partially vegetated.

**Surrounding Land Uses:**

**WEST:** Hobby Farm  
**SOUTH:** Hobby Farm  
**EAST:** Chicken Farm  
**NORTH:** Road and Railway

**Agricultural Capability:**

Data Source: Agricultural Capability Map # 92G.008 (digital)  
The majority of the property is identified as having Mixed Prime and Secondary ratings.

**Official Community Plan and Designation:**

N/A

**Zoning Bylaw and Designation:**

N/A

**RELEVANT APPLICATIONS:**

**Application #37752-0**

**Applicant:** Luzia, John & Susanne

**Decision Date:** February 19, 2008

**Date:**

**Proposal:** The proposal is to deposit 38,000 m<sup>3</sup> of topsoil over the back 1 ha of the property at a depth of 7 meters. The back of the property slopes down towards a creek at the back of the property. The purpose is to turn unusable land into land that will be used for grazing cattle or growing crops (hay etc).

**Decision:** The estimated duration of the proposed fill deposit is approximately 1 year. Refused as proposed. The Commission believes that the placement of topsoil as proposed would not adequately improve the subject area for agriculture and further, it noted that there could be damage to the aquatic habitat in the creek at the back of the property.

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**LOCAL GOVERNMENT RECOMMENDATIONS/COMMENTS:**

**Local Council**

No comment or recommendation.

**Local Government Staff**

The City of Abbotsford's Manager of engineering Inspections and Permits forwarded the application for the Commission's review.

**STAFF COMMENTS:**

Staff recommends that the Commission consider the following:

- A report prepared by a qualified professional Agrologist outlining the process that will be followed for filling the property and how it will improve the agricultural usefulness of the property should be provided.
- The Commission as noted above under relevant applications, reviewed a similar application on the adjacent property to the west. This application was refused.
- A site visit will allow the Commission to better understand the merits of this application.

**ATTACHMENTS:**

1. ALC Context Map
2. ALC Aerial Photo
3. Agricultural Capability Map

**END OF REPORT**

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**Signature**

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**Date**