



**Staff Report**  
**Application # MM – 38353**  
**Applicant: Gerry Visser**

**DATE RECEIVED:** July 29, 2008

**DATE PREPARED:** September 18, 2008

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

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

**PROPOSAL:** The purpose of the application is to stabilize a 0.2 ha portion of the property that was subject to a landslide that occurred during a storm in April 2007.

The applicant is proposing to fill 800 cubic meters of structural soil over approximately 0.2 ha at a depth of approximately 3.0 m. The property is being used for residential use only as the majority of the land is very steep.

A geotechnical assessment and recommended procedure was prepared by Geo Media Engineering Ltd dated February 29, 2008.

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: 001-332-988

**Purchase Date:**

N/A

**Location of Property:**

#2 - 29605 McTavish Road, Abbotsford

**Size of Property:**

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

**Present use of the Property:**

The property is used for residential purposes.

**Surrounding Land Uses:**

**WEST:** Pasture land, treed lot  
**SOUTH:** Treed lot  
**EAST:** Rural residential lot  
**NORTH:** Small rural residential lots

**Agricultural Capability:**

Data Source: Agricultural Capability Map # 92G.018 - 92G.019  
The majority of the property is identified as having Secondary ratings.

**Official Community Plan and Designation:**

N/A

**Zoning Bylaw and Designation:**

N/A

**LOCAL GOVERNMENT RECOMMENDATIONS/COMMENTS:**

All soils deposit permits are issued in accordance with the Township of Langley's Soil Deposit and Removal Bylaw 2007 N. 4578.

**STAFF COMMENTS:**

Staff recommends that the Commission consider the following:

- The subject property is characterized by steep topography as indicated in its agricultural capability ratings of mostly class 7 and class 3, topography limitations.
- A Geotechnical Assessment of Slope Failures report was prepared by Geo Media Engineering Ltd. for the property. This report provides justification for the proposed remedial measures to reduce the risk of further failure of the existing slopes.
- An on-site inspection will benefit the Commission in its decision regarding this proposal.

**ATTACHMENTS:**

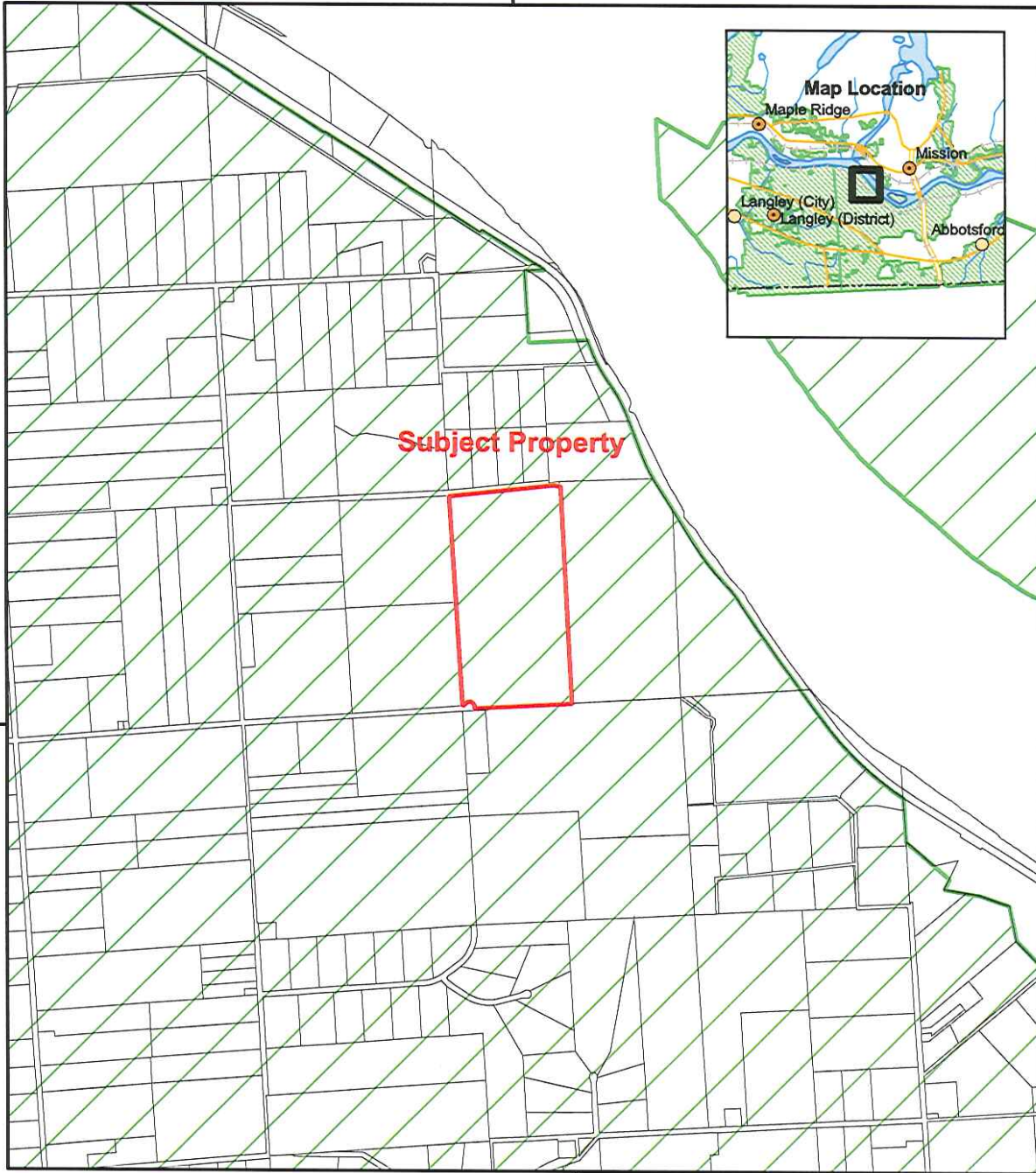
1. ALC Context Map
2. Agricultural Capability Map
3. Geotechnical Assessment of Slope Failures Report by Geo Media Engineering Ltd.

**END OF REPORT**

  
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Signature

  
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Date

122°24'0"W



49°00'N

122°24'0"W



ALC File #: 35-08-38353  
Mapsheet #: 92G.018, 92G.019  
Map Produced: Aug 13, 2008  
Regional District: Fraser Valley

**ALC Context Map**

Map Scale: 1:20,000

