



Staff Report
Application # MM – 38354
Applicant: Jagtar and Ranjit Gill

DATE RECEIVED: July 29, 2008

DATE PREPARED: January 15, 2009

TO: Chair and Commissioners – South Coast Panel

FROM: Ron Wallace, Land Use Planner

PROPOSAL: To remove 3,200 cubic meters of sand over approximately 0.75 ha at a depth ranging from 0.1 to 0.3 m. The estimated duration of the proposed extraction and reclamation is approximately 3 months. The proposed removal area is located in a BC Hydro right-of-way used for high voltage transmission lines. The applicant is proposing removal of sand to improve grade and agricultural capability of the lands for the purpose of enhanced crop production.

The applicant has requested the application be forwarded to the ALC for review. The applicant has been advised that additional information is required by the City prior to further review of the application.

The City requires all existing topsoil shall be stripped using an excavator with a clean-up bucket and stockpiled onsite. The stockpiled topsoil shall be redistributed over the deposit area and stabilized with vegetation. Reclamation material shall be limited to good quality top soil for agricultural use.

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

BACKGROUND INFORMATION:

There have been no previous applications involving this property. There was a previous application for sand extraction on a property to the south of the subject property as outlined under relevant applications.

Local Government:

City of Abbotsford

Legal Description of Property:

PID: 009-788-832

Lot 1, Parcel B, District Lot 226, Explanatory Plan 40565, New Westminster District Group 2,
Plan 13264

Purchase Date:

2002-01-11

Location of Property:

3314 McDermott Road, Abbotsford, BC

Size of Property:

5.9 Ha (The entire property is in the ALR).

Present use of the Property:

Rural residential use

Surrounding Land Uses:

WEST: Agricultural use
SOUTH: Agricultural use
EAST: Agricultural use
NORTH: Treed land

Agricultural Capability:

Data Source: Agricultural Capability Map # 92G.010
The majority of the property is identified as having Mixed Prime and Secondary ratings.

Official Community Plan and Designation:

The property is designated Agriculture

Zoning Bylaw and Designation:

Agricultural Two zone

RELEVANT APPLICATIONS:

Application #33926-0

Applicant: Mann, Harnek & Germit

Decision December 11, 2001

Date:

Proposal: To remove approximately 15,500 cubic meters of clay and sand.

Decision: Extraction was allowed subject to conditions pertaining to extraction and reclamation of the subject area.

LOCAL GOVERNMENT RECOMMENDATIONS/COMMENTS:

Local Government

City Council has authorized staff to forward all non-farm use applications associated with applicable soil removal or deposit proposals to the ALC for review and comment as required under Section 25(3) of the ALC Act.

STAFF COMMENTS:

Staff recommends that the Commission consider the following:

- This project could have been considered as a Notice of Intent to the Staff of the Commission. The applicant requested the project be considered as an application to the ALC.
- The amount of sand material proposed for removal from the property is relatively small and could possibly be redistributed within the subject property.
- An onsite will be needed to better assess the application.

ATTACHMENTS:

1. ALC Context Map
2. Agricultural Capability Map
3. Air photo Map

END OF REPORT

Signature

Date