



Staff Report
Application # MM – 38596
Applicant: Robert Redekop

DATE RECEIVED: October 29, 2008

DATE PREPARED: January 20, 2009

TO: Chair and Commissioners – South Coast Panel

FROM: Ron Wallace, Land Use Planner

PROPOSAL: To deposit approximately 10,000 cubic meters of fill on the subject property. The proposed fill will be placed in low areas and then graded out so the property will be better suited for farming.

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

BACKGROUND INFORMATION:

This application is to place fill on the subject property in order to level out the low lying areas and improve the property for farming. The applicant has also made a subdivision application with the District of Mission to create four new lots from the subject property. While the District of Mission discusses the proposed subdivision in their staff report, the purpose of this current application is for fill.

The applicant purchased the property in 2002 and since that time added considerable amounts of fill to the property. Upon being contacted by District of Mission staff, the applicant informed staff that these initial loads were placed to fill depressions and flatten undulation on the property. As instructed by staff, the applicant has now halted the placement of fill on the subject property and has made formal application to the ALC to possibly continue the placement of fill.

In addition to District of Mission staff, ALC (the "Commission") staff member Gordon Bednard conducted a site inspection of the property and took photos of the illegal filling that has occurred. Mr. Bednard too informed the owner of the need to make an application to the ALC for filling of the property.

Local Government:

District of Mission

Legal Description of Property:

North Sixty Acres of the South East 1/4, Section 2, Township 15, New Westminster District, EXCEPT part subdivided by Plan 21894

Purchase Date:

2001-10-04

Location of Property:

30360 School Avenue, Mission

Size of Property:

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

Present use of the Property:

The subject property is not being used for anything at the present time. There is a house and shop on the property.

Surrounding Land Uses:

WEST: Bush land
SOUTH: Bush land
EAST: Hobby Farms
NORTH: School Avenue, small lot rural residential use

Agricultural Capability:

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

Official Community Plan and Designation:

The OCP designates the subject property as Agricultural.

Zoning Bylaw and Designation:

The subject property is zoned RU-1 (Rural One). The intent of the RU-1 zone is to provide for a range of rural and agricultural activities.

PREVIOUS APPLICATIONS:

Application #26566-0

Applicant: JONES, RONALD MARTIN

Decision Date: May 11, 1992

Date:

Proposal: To subdivide the subject property into eleven 1.8 ha lots.

Decision: The Commission in its discussion noted that it had refused to subdivide a property to the east into three lots in April 1992. It was recognized that although the area had little in the way of current agricultural activity the subdivision of the property into rural residential lots of 1.8 ha would remove the likelihood that the property would ever be used for agricultural purposes.

LOCAL GOVERNMENT RECOMMENDATIONS/COMMENTS:

District of Mission

That Council forward the application for non-farm use to place fill under section 20(3) of the ALC Act with no comment to the ALC for the property located at 30360 School Avenue.

Local Government Staff

See attached staff report.

STAFF COMMENTS:

Staff recommends that the Commission consider the following:

- The applicant has not submitted a professional Agrologist report for the fill project. Commission staff has informed the applicant of the need for such a report in order to properly assess the proposal. However, Commission staff member Gordon Bednard suggested an onsite inspection would benefit the Commissioners and the applicant in determining the merits of this fill proposal.
- The applicant is also making a concurrent subdivision application to create four lots from the parent property. This application has not been received from the District of Mission to date. The Commissioners may wish to discuss the proposed subdivision proposal during the site inspection.

ATTACHMENTS:

1. Context Map
2. AgCap Map
3. Air photo Map
4. Council resolution letter dated October 24, 2008
5. Local government staff report
6. Photos by G. Bednard
7. Map showing proposed fill areas

END OF REPORT

Signature

Date