



Provincial Agricultural Land Commission - Staff Report

Application: 45422

Applicant: Matthew Malkin
Local Government: City of Abbotsford

Proposal: To remove approximately 105,000 m³ of peat soil from the subject properties and replace it with 162,000 m³ of mineral soil in order "to replace the organic soil with mineral soil in order to improve drainage, improve trafficability, allow for a longer growing season and increase the range of cropping options."

BACKGROUND INFORMATION

This application was first received on September 23, 2008 for 5205 Bates Road, the Commission responded with a letter requesting more detailed information. The Commission received a report from Pat Brisbin, P.Ag outlining the fill placement plan for the initial subject property as well as the neighbouring property (5133 Bates Road). As this second property was not part of the initial application consent from the City of Abbotsford to include this property in their review was sought and received.

PROPERTY INFORMATION

PID: 027-843-823
Legal Description: Lot B, District Lot 45, Group 2 New Westminster District

Property Area: 18.3 ha
ALR Area: 18.3 ha

Location: 5133 Bates Road, Abbotsford
Owner:

PID: 005-071-801
Legal Description: Lot 12 of Section 1, Township 14 and of District Lots 45 and 407 Group 2, New Westminster District, Plan 52711

Property Area: 8.3 ha
ALR Area: 8.3 ha

Location: 5205 Bates Road
Owner:

Total Land Area: 26.6 ha
Total ALR Area: 26.6 ha

LAND USE

Current Land Use:

5205 Bates Road

-former dairy farm (dairy barns, manure storage facility and other associated buildings are located on the upland area on the western portion of the property.)

5133 Bates Road

-dairy farm until 2005 (associated buildings are located on the upland area on the western portion of the property.) - the proposed project area has been used for forage and corn crops.

PROPOSAL DETAILS

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Soil Change Area: 11.6 ha

Agricultural Capability: under application is rated as: Prime Dominant

Source: BCLI

Mapsheet: 92G.009

PREVIOUS APPLICATIONS

Application ID: 43426

Legacy #: 36926

Applicant: Kelly Malkin

Proposal: To subdivide a 2 ha homesite lot from the 26.2 ha subject property under the Homesite Severance Policy.

Decisions:

Resolution #	Decision Date	Decision Description
1268/2009	November 5, 2009	Allow the creation of a 0.4 ha homesite lot under the conditions of the ALC's homesite severance policy to be located on the north-eastern corner of the property.
61/2007	February 20, 2007	Refused as proposed. However, the Commission would allow a 1 acre lot in the bottom south west corner of the property.

Note: This subject property of this application is located at 5133 Bates Road.

LOCAL GOVERNMENT INFORMATION

Comments and Recommendations:

Board/Council

The Council has a standing resolution to forward all fill applications to the Commission at the discretion of staff.

ALC STAFF COMMENTS

It is recommended that the Commission consider the following:

-According to the BCLI mapping, the agricultural capability of the area proposed for the peat extraction and fill placement is classified as prime organic soils, improvable to Class 3 with the limitations of excess water and degree of decomposition and permeability. Pat Brisbin, P.Ag. has done a detailed site assessment of the property which is attached to this report.

-The applicant has provided all of the information regularly requested for extraction/fill projects of this size.

-A site visit will assist the Commission in determining whether the proposed peat extraction and fill placement will have a positive impact on agriculture.

ATTACHMENTS

38507 - AgCap Map.pdf

38507 p. ag. report.pdf

38507 - Airphoto Map.pdf

38507 - Context Map - 20k.pdf

38507 - Context Map - 50k.pdf

END OF REPORT

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