Agricultural Land Commission
Staff Report

DATE: November 30, 2009

TO: Vice Chair and Commissioners - South Coast Panel

FROM: Ron Wallace

RE: Application # 45930

PROPOSAL: The application is to import soil fill materials onto the six subject properties totalling 13.5 ha located between Devon and Freemont Streets in northeast Coquitlam. The owner is proposing an "equestrian style neighbourhood" including single family residences, stables and exercise areas for each property. Currently the land is subject to seasonal flooding and the high water table reduces the ability to access the land during more than half of each year.

The agent, Comad Communications commissioned an Agrolgist Report for Fill Placement Application from Keystone Environmental Ltd. and a Preliminary Geotechnical Assessment from Jacques Whitford AXYS Ltd. Copies of these reports are attached.

As a brief description, the applicant is proposing to raise the base of each residence by 2.5 to 3 meters to the 200 year flood protection elevation and taper the fill amounts down to make the properties suitable for development and equestrian use.

PROPOSAL INFORMATION

Background:
Received Date:
Applicant:
Agent:
Local Government:

The site consists of six separate lots ranging in size from approxiamtely 0.9 ha to approximately 3.4 ha. Each lot will be used for residential and equestrian purposes.

BACKGROUND

The subject property formed part of a 1912 subdivision. The southerly five parcels (Lots 41 through 45…Plan 2320) are intact. The most northerly parcel was subdivided into two 0.9 ha parcels in 1950 and only the more easterly of those two parcels (Lot B…Plan 11578) forms part of the subject property.

In 1978, the Commission allowed an application to fill much of the subject property “up to the water table”. In 1979, the Commission renewed the approval with more specific conditions, but filling was abandoned before the project was complete or all conditions were met and the application was effectively terminated. Much later, a proposed exclusion application was submitted to Coquitlam complete with an agrologist report which concluded that inappropriate fill materials (including glacial till) had been imported to much of the subject property. Coquitlam Council declined to forward that application to the Commission, thus the information has been obtained from discussions with the agrologist who did the work.

The current application includes an agrologist report with findings which are consistent with what the previous agrologist reported. The current agrologist has in part directed her work toward correcting some of the problems arising from the 20-year old abandoned fill project while accommodating the applicant’ s proposal for six equestrian-oriented holdings of varying sizes.

The 20 m road allowance dedicated by Plan 2320 on the west side of Lots 42 through 45 is not constructed, and is being reserved by the City of Coquitlam for a major arterial route (the “Fremont Connector”, not proposed for construction within Coquitlam in the near future). For this reason, Lots 42 through 45 do not have access to a constructed public road and will not in the future have direct access to the arterial route. One option would have been to reconfigure the subject property so as to cluster some or all of the equestrian operations for more efficient use of the land. Instead the applicant proposes that Lot 42 would be accessed by easement across the south side of Lot 41 and that the other four lots would be accessed by a private road running northwest from the north end of Devon Road, parallel to the dyke. Lot B currently has physical access from Cedar Drive but that access may be in trespass over Lot A, and in any event would be compromised when the major arterial route is finally constructed (at which time Lot A may require access to the “private” road). Construction of the private road (and probably also of the easement road to Lot 42) would require Commission approval under section 6 of the ALR Use, Subdivision and Procedure Regulation. At this time no road construction application has been submitted, thus the Commission is not in a position to make a final ruling on road options, notwithstanding that those options may influence filling options.

April 17, 2009

08272777BCLTD

Jon Kingsbury

City of Coquitlam

DESCRIPTION OF LAND

PID: 009-559-868
Legal Description: Lot "B", Section 8, Township 40, New Westminster District, Plan 11578
Civic Address:
Area: .9 ha
ALR Area: .9 ha
Purchase Date:
Owner: 08272777BCLTD

PID: 012-635-316
Legal Description: Lot 41, Section 5 and 8, Township 40, New Westminster District, Plan 2320
Civic Address:
Area: 2 ha
ALR Area: 2 ha
Purchase Date:
Owner: 08272777BCLTD

PID: 012-635-324
Legal Description: Lot 42, Section 5 and 8, Township 40, New Westminster District, Plan 2320

Civic Address:

Area: 1.9 ha
ALR Area: 1.9 ha
Purchase Date:
Owner: 08272777BCLTD

PID: 012-635-341
Legal Description: Lot 43, Section 5 and 8, Township 40, New Westminster District, Plan 2320
Civic Address:

Area: 3.4 ha
ALR Area: 3.4 ha
Purchase Date:
Owner: 08272777BCLTD

PID: 012-635-367
Legal Description: Lot 44, Section 5 and 8, Township 40, New Westminster District, Plan 2320
Civic Address:

Area: 2.8 ha
ALR Area: 2.8 ha
Purchase Date:
Owner: 08272777BCLTD

PID: 012-635-375
Legal Description: Section 5 and 7, Township 40, New Westminster District, Plan 2320
Civic Address:

Area: 2.4 ha
ALR Area: 2.4 ha
Purchase Date:
Owner: 08272777BCLTD

Total Land Area: 13.4 ha
Total ALR Area: 13.4 ha
Current Land Use: The site is currently vacant and is zoned One-Family Suburban Residential by the City of Coquitlam.

PROPOSAL DETAILS

Soil Change

Area	Agricultural Capability	Agricultural Capability Source
13.4	Mixed Prime and Secondary	CLI

Activity	Volume (m3)	Depth (m)	Material Description

On- site processing: No

Description of Equipment to be used: Not specified

Reclamation plan prepared by Professional Agrologist: Yes

Reclamation Measures: See attached report prepared by Keystone Environmental for details.

Project End Date: November 25, 2012

Surrounding Land Uses:

North	De Boville Slough beyond which are agricultural lands zoned A-3
East	De Boville Slough and Devon Street beyond which are properties zoned A-3 and RS-2
South	Properties zoned RS-2 accommodating agricultural uses and small hobby farms
West	Freemont Street beyond which are single-family residential uses. An animal shelter is to the northwest.

Official Community Plan

Bylaw Name: RS-2

Designation: Northeast Coquitlam Area Plan

OCP Compliance: Yes

Zoning

Zoning Bylaw Name: RS-2 One-Family Suburban Residential

Zoning Designation: Agricultural

Minimum Lot Size: 0.4 ha

Zoning Compliance: Yes

PREVIOUS APPLICATIONS

Application #: 21886

Applicant: C Atherley

Proposal: deposit subsoil on subject property to bring property up to existing water table

Decisions:

Resolution Number	Decision Date	Decision Description
8643	April 27, 1978	allowed

Note: A previous fill application involving the subject site.

Committee Recommendations

Type	Recommendation	Description
Board/Council	Approve	That Council advise the ALC that the proposed non-farm use application submitted by Comad Communication Inc. is consistent with the City's Northest Coquitlam Area plan noting that further City approvals are required to accommodate the proposal proceeding forward..."

STAFF COMMENTS

Staff recommends an on-site meeting to better assess the scope and merits of the project.

ATTACHMENTS

38960 - AgCapMap.pdf
38960 - AirPhotoMap5k.pdf
38960 - ContextMap50k.pdf

END OF REPORT

Signature **Date**