



Agricultural Land Commission Staff Report

DATE: November 30, 2009
TO: Vice Chair and Commissioners - South Coast Panel
FROM: Ron Wallace

RE: Application # 45937

PROPOSAL: The applicant is proposing to remove 1,330,000 cubic metres of gravel over approximately 8.71 ha. The applicant is proposing removal of gravel, backfill and restore agricultural capability of the lands for the potential of enhanced crop production. An Agrologist report entitled "Aggregate Extraction and Rehabilitation Plan for 1286 Ross Road and 1030 Ross Road, Abbotsford" was prepared by Catherine Orban, M.Sc., P.Ag. This report covers just these two properties and not the remaining three properties under application noted below.

A letter report outlining the soils and agricultural capability at 1146 and 1184 Ross Road, and 1099 Peardonville Road, Abbotsford (i.e., the remaining subject properties under application) dated November 27, 2008 was also prepared by Ms. Orban. In summary, Ms. Orban's "interpretation of the combined information indicates that the soils and agricultural capability of the three Subject Properties is likely to be similar to that of the neighbouring properties at 1286 and 1030 Ross Road.

PROPOSAL INFORMATION

Background: BACKGROUND

Received Date: The subject properties are in an area of ice age sediments including thick layers of sand and gravel laid down as "outwash" by streams flowing off melting glaciers. The deepest deposits are ± 40 m thick, in the Ross Road area above the Fishtrap Creek lowlands (which are more level, gravel-based lands near the Abbotsford airport). The Ross Road deposit is also defined on the northwest by Pepin Creek (also called Pepin Brook), which is incised into the larger gravel deposit. There are smaller or shallower sand and gravel deposits to the north of Pepin Creek. From the outset the Commission recognized the Ross Road area as an important source of Lower Mainland aggregate, with a large number of sand and gravel pits already in operation when the ALR was designated. When the first ALR regulations were proclaimed early in 1975, there were some provisions to allow some limited gravel extraction and there was provision for direct application to the Commission. The Ross Road area was at that time part of the District of Matsqui, which in 1976 applied to the Commission and was granted the authority to oversee existing gravel operations. In most cases, that oversight resulted in adequate rehabilitation, some in excellent rehabilitation and a few with inadequate rehabilitation. In 1993, Matsqui and the Commission engaged in a planning exercise aimed at better controlling illegal gravel extraction, importation of fill material into gravel pits and establishment of asphalt or concrete plants. In 2004, the City of Abbotsford applied for exclusion of land from the ALR in return for a program of agricultural improvements, including but not limited to rehabilitation of gravel pits which predated the ALR or were rehabilitated to a less than desirable standard. Alongside the Ross Road deposit, the valley floor rises gradually from 46 m ASL

[above sea level] just north of the international boundary to 55 m ASL near the Marshall Road extension. The highest point of the deposit was 112 m ASL before extraction. At one time, the intention was to achieve a finished level of 71 m ASL for level, fully rehabilitated agricultural land post-extraction. That would be achieved by excavating below 71 m ASL before replacement of the stockpiled topsoil. In practice, the sediments are not always uniform, being separated by layers of glacial till or clay/silt lenses. Even if the 71 m ASL target cannot always be achieved, the intention remains to allow aggregate to be removed followed by full agricultural rehabilitation, usually to a higher capability (sometimes several Classes higher) than originally existed. In the current instance, there is mention of a 60 m ASL finished level (8 m above the adjacent valley floor), thus it may be useful to gain a sense of how that level will relate to other revised finish levels at nearby gravel extraction operations.

April 22, 2009
Ashleigh Bailey
Fraser Valley Aggregates Ltd
City of Abbotsford

DESCRIPTION OF LAND

PID: 001-916-246
Legal Description: The South West Quarter of the South West Quarter of the North West Quarter of, Section 11, Township 13, New Westminster District
Civic Address: 1286 Ross Road
Area: 3.8 ha
ALR Area: 3.8 ha
Purchase Date:
Owner: Fraser Valley Aggregates Ltd.

PID: 004-676-645
Legal Description: Lot 6, Section 11, Township 13, New Westminster District, Plan 45098
Civic Address: 1146 Ross Road
Area: 2 ha
ALR Area: 2 ha
Purchase Date:
Owner: Klaus and Lynne Funke

PID: 005-022-959
Legal Description: Lot A, Section 11, Township 13, New Westminster District, Plan 72754
Civic Address: 1099 Peardonville Road
Area: 1.5 ha
ALR Area: 1.5 ha
Purchase Date:
Owner: Ashleigh Bailey

PID: 006-231-268
Legal Description: Lot 5, Section 11, Township 13, New Westminster District, Plan 41659
Civic Address: 1184 Ross Road
Area: 2 ha
ALR Area: 2 ha
Purchase Date:
Owner: Fraser Valley Aggregates Ltd.

PID: 008-374-830
Legal Description: Lot 4, Section 11, Township 13, New Westminster District, Plan 37179
Civic Address: 1030 Ross Road
Area: 1.4 ha
ALR Area: 1.4 ha
Purchase Date:
Owner: Ashleigh Bailey

Total Land Area: 10.7 ha
Total ALR Area: 10.7 ha
Current Land Use: The properties are cleared and are currently used as pasture for livestock.

PROPOSAL DETAILS

Soil Change

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

Activity	Volume (m3)	Depth (m)	Material Description
On- site processing:			No
Description of Equipment to be used:			Standard gravel extration machinery and site rehabilitation equipment.
Reclamation plan prepared by Professional Agrologist:			Yes
Reclamation Measures:			All existing topsoil will be stripped using an excavator with a clean-up bucket and stockpiled onsite. The stockpiled topsoil must be redistributed over the deposit area and stabilized with vegetation.
Project End Date:			October 23, 2015

Surrounding Land Uses:

North	Hobby Farm, Horses
East	Rural Residential
South	Rural Residential
West	Aggregate Extraction

Official Community Plan

Bylaw Name: N/A

Designation: N/A

OCP Compliance: Yes

Zoning

Zoning Bylaw Name: N/A

Zoning Designation: N/A

Minimum Lot Size: ha

Zoning Compliance: Yes

Committee Recommendations

Type	Recommendation	Description
Planning Staff	Approve	All existing topsoil must be stripped using an excavator with a clean-up bucket and stockpiled onsite. The stockpiled topsoil must be redistributed over the deposit area and stabilized with vegetation. the applicant must install an all weather access road to prevent soil from being transported onto City roads. Reclamation material is limited to good quality top soil for agricultural use.
Board/Council	Approve	City Council, at its Executive Committee Meeting of June 23, 2008, 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

The Agrolgist report prepared by Catherine Orban, M.Sc., P.Ag. entitled Aggregate Extraction and Rehabilitation Plan is for 1286 Ross Road and 1030 Ross Road, Abbotsford. This report does not include an analysis of the three other properties under application: 1146 and 1184 Ross Road, and 1099 Peardonville Road, Abbotsford. There was however, a letter report dated November 27, 2008 prepared for these properties by Ms. Orban (copy of letter report is attached).

Staff recommends a site inspection to better understand the details of this application.

ATTACHMENTS

- 38966 - AgCapMap25k.pdf
- 38966 - AirPhotoMap5k.pdf
- 38966 - ContextMap50k.pdf

END OF REPORT

Signature

Date