



## Agricultural Land Commission Staff Report

**DATE:** March 12, 2010  
**TO:** Vice Chair and Commissioners - South Coast Panel  
**FROM:** Ron Wallace

**RE:** Application # 51001

**PROPOSAL:** To deposit approximately 32,000 cubic meters of structural soil and topsoil over the front 0.4 ha portion of the property to a depth of approximately 8 meters. The purpose of the fill is to raise the front portion of the property to the same level as the fronting road (Lefevre Road) and existing house on the subject property and to provide a structural base for a proposed new barn.

### PROPOSAL INFORMATION

**Background:** A brief Agrologist report was prepared by John Paul, P. Ag. for this application. (See attached).  
**Received Date:** November 19, 2009  
**Applicant:** Harpreet, Rapinder, Bahadur & Surjit Uppal  
**Agent:** Hank Tuomola  
**Local Government:** City of Abbotsford

### DESCRIPTION OF LAND

**PID:** 010-396-071  
**Legal Description:** Lot 2, Section 17, Township 13, New Westminster District, Plan 18688  
**Civic Address:** 2211 Lefevre Road, Abbotsford  
**Area:** 7.9 ha  
**ALR Area:** 7.9 ha  
**Purchase Date:** October 6, 2003  
**Owner:** Harpreet, Rapinder, Bahadur & Surjit Uppal

**Total Land Area:** 7.9 ha

**Total ALR Area:** 7.9 ha

**Current Land Use:** There is one dwelling and outbuildings on the property. There was a fill application made in February 2008 to deposit 40,000 cubic meters of topsoil over a approximately 4 ha area at a depth of 1 m. See application #44834 under previous applications.

### PROPOSAL DETAILS

**Soil Change  
Area**

**Agricultural  
Capability**

**Agricultural  
Capability Source**

0.4 Prime Dominant

BCLI

Activity	Volume (m3)	Depth (m)	Material Description
Add Fill	32,000.0	8.0	Structural fill and topsoil

**On- site processing:** No  
**Description of Equipment to be used:** Trucks, bulldozers & compactors  
**Reclamation plan prepared by Professional Agrologist:** No  
**Reclamation Measures:** To raise the front 0.4 ha portion of the property with structural fill to be level with Lefeuvre Road which fronts the property.  
**Project End Date:** November 19, 2009

**Surrounding Land Uses:**

North Raspberry Farm  
 East Cranberry & Greenhouses  
 South Raspberry & Blueberry Farm  
 West Farm

**Official Community Plan**

**Bylaw Name:** N/A

**Designation:** N/A

**OCP Compliance:**

**Zoning**

**Zoning Bylaw Name:** N/A

**Zoning Designation:** N/A

**Minimum Lot Size:**

**Zoning Compliance:**

**Committee Recommendations**

Type	Recommendation
Planning Staff	Approve

**Description**

David Loewen, Manager, Engineering Inspections and Permits provided the following comments:

“all existing topsoil shall be stripped using an excavator with a clean-up bucket and stockpiled onsite. A minimum 3 m buffer strip shall be maintained adjacent to common property lines not involved with the extraction proposal and 7.5 m fronting road rights-of-way. The stockpiled topsoil shall be redistributed over the deposit area and stabilized with vegetation. The applicant shall install a wheel wash and an all weather access road to prevent soil from being transported onto City roads. Reclamation material shall be limited to good quality

top soil for agricultural use.”

Other

No Comment

City Council, at its Executive 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

Staff has the following comments:

- The proposal for fill would create a 0.4 ha area that would be 8 meters higher than remaining property. While it is acknowledged that Lefevre Road (fronting the subject property) is higher than the area proposed for the farm building, it is questionable why this entire area of the property be filled with 8 m of structural fill to accommodate the proposed building.
- It is suggested a minimal amount as necessary for the access road and a pad for under the building could be approved by the local government as part of the building permit process, and would be consistent with ALR Regulation Section 2(o).

## ATTACHMENTS

51001\_AirphotoMap20k.pdf  
51001\_ContextMap50k.pdf  
51001\_AgCapabilityMap.pdf

## END OF REPORT

---

Signature

---

Date