



# Provincial Agricultural Land Commission - Staff Report

## Application: 51774

**Applicant:** 0846689 BC Ltd  
**Agent:** Steve Todd  
**Local Government:** City of Abbotsford

**Proposal:** Non-farm Use - To operate a compost and soil bagging facility as well as peat storage and processing for the mushroom industry on roughly half (1.0 ha) of the subject property.

## BACKGROUND INFORMATION

There will not be any composting conducted on this property, as all materials collected will have been composted on farms that generate the waste material. See the local government report and P.Ag report for more information.

## PROPERTY INFORMATION

**PID:** 004-895-720  
**Legal Description:** Lot 1, Section 4, Township 13, New Westminster District, Plan 40056  
**Property Area:** 2.0 ha  
**ALR Area:** 2.0 ha  
**Purchase Date:** September 23, 2009  
**Location:** 28268 Huntingdon Road  
**Owner:** 0846689 BC Ltd

## LAND USE

### Current Land Use:

Residence and Home Office business. Land does not have any current useage. Existing building on site is empty and will be used for bagging business

### Surrounding Land Uses:

North: Mushroom composting and asphalt recycling  
East: Forested property owned by Valley Gravel Sales  
South: Gravel extraction and concrete plant (Valley Gravel Sales)  
West: Gravel extraction and undeveloped land

## PROPOSAL DETAILS

**Non- Farm Use Area:** 1.0 ha  
**Non- Farm Use Type:** Industrial: Composting

### Agricultural Capability:

The majority of the area under application is rated as: Prime Dominant

**Source:** BCLI

**Mapsheet:** 92G/1d

## PREVIOUS APPLICATIONS

**Application ID:** 45251 **Legacy #:** 38355  
**Applicant:** Bob Tupniak  
**Proposal:** CANCELLED - September 14, 2010 - See File # 51774

## RELEVANT APPLICATIONS

**Application ID:** 43934

**Legacy #:** 37344

**Applicant:** Valley Gravel Sales Ltd.

**Proposal:** To operate a soil manufacturing business on an unused 1.6ha portion of 30.4 ha property.

**Decision:**

Resolution #	Decision Date	Decision Description
257/2007	May 23, 2007	Allowed with conditions.

**Note:** This application was made on what appears to be the parent parcel of the subject property. Although this subdivision must have been made pre-ALR.

**Application ID:** 17573

**Legacy #:** 34065

**Applicant:** Global Recycled Organic Waste Inc.

**Proposal:** Propose to extract a total of 300,000 cubic metres of aggregate material from approximately 9.8 ha of the approximately 33 ha property. The extraction would involve 3 separate areas which presently have moderate to severe limitations to agriculture. The owner intends to develop the entire arable area of the property for Blueberry production over the next five years by planting 6 to 8 ha per year.

**Decision:**

Resolution #	Decision Date	Decision Description
24/2002	February 6, 2002	Allow as per the conditions specified in the staff recommendation as well as bonding of \$25, 000 per active hectare.

**Note:** The subject of this application is northeast of the current subject property.

**Application ID:** 2546

**Legacy #:** 29230

**Applicant:** McLean Developments Ltd

**Proposal:** To seek approval for the existing concrete plant.

**Decision:**

Resolution #	Decision Date	Decision Description
1124/1994	December 7, 1994	The Commission allowed the concrete plant subject to the submission of a reclamation report and an SCA application for the gravel operation.

**Note:** This application was made on the property west of the subject property.

## LOCAL GOVERNMENT INFORMATION

### Comments and Recommendations:

#### **Agricultural Advisory Committee**

The AAC recommended that the application be approved.

#### **Board/Council**

Forwarded the application with an endorsement for approval.

#### **Planning Staff**

That the application be forwarded to the ALC with the recommendation of support.

## ALC STAFF COMMENTS

Staff suggests the Commission consider the following:

- The applicants have owned the property since September 2009.
- According to the BCLI mapping, the agricultural capability of the subject property is improvable to Class 2, 3 and 4 with the limitations of soil moisture deficiency, excess water and degree of decomposition-permeability.
- The applicant has also provided an extensive report by David Sahlstrom P. Ag titles "Assessment of Agricultural Potential" of the subject property. While specific classes are not discussed, Mr. Sahlstrom goes into great detail discussing the specific soils found on the property. (See the appended report for more details on this subject.)
- The author of this report expresses that with this type of development, more money can be put into the reclamation of the old gravel extraction sites on the property and return the area to agriculture. The applicants

## ALC STAFF COMMENTS

have indicated that they plan to use the remaining 1.0 ha for plant and vegetable crops as well as a small pasture for horses.

- As is apparent by the aerial photograph, the ALC' s previous application history in the area, and as discussed in the P. Ag report, there are numerous gravel pits as well as substantial agricultural activity in the area.
- The local government staff, council and AAC all support the application.
- Commission staff recalled a previous application by the same agent in which the Commission indicated that it would not be willing to consider the application further until it is satisfied that the subject property of an outstanding enforcement file #35631 is reclaimed to an agricultural standard acceptable to the Commission. According to the Commission' s files, this Agrologist report has not yet been received. A copy of the letter dated June 11, 2007, regarding this issue is attached to this staff letter.
- The nature of the Yardworks Supply Ltd. business appears to be of necessity to numerous farmers in the area, however, whether this business should be situated within the ALR is questionable.
- A letter of support from Bradner Farms is appended to this staff report for further information.

## ATTACHMENTS

51774\_ContextMap20k.pdf  
51774\_AgCapabilityMap.pdf  
51774\_OrthophotoMap.pdf  
51774 letter from client.pdf  
51774 lg report.pdf  
51774 P.Ag report.pdf  
51774 proposal.pdf

## END OF REPORT

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