



Provincial Agricultural Land Commission - Staff Report

Application: 52028

Applicant: Hank Bitter
Local Government: City of Pitt Meadows

Proposal: Compliance for Non-farm Use - This application involves the screening and mixing of soil for cranberry bog development. The non-farm use entails supplying soil products to farmers and accepting farm byproducts from various farmers and agricultural associations. Lot 1, adjacent to the West, has been converted into cranberry production in the same manner proposed for Lot 2.

BACKGROUND INFORMATION

The applicant had conditional approval granted from the Commission to operate his business on Lot 1 in 1994. One condition of approval was that operation was to cease by 2000. As such, it appears the non-farm use has expanded from Lot 1 to Lot 2 and has exceeded the time limit of the original application, and therefore this non-farm use application was required.

The property owner has been making soil by blending agriculture byproducts, such as horse manure, mushroom manure and peat moss for 16 years. The cost in transporting the material to the front of the property is very significant and counterproductive. The applicant is moving the screening portion of the process from the front of one property to the rear of another, which is closer to the mixing operation.

PROPERTY INFORMATION

PID: 013-180-681
Legal Description: West Half of the North East Quarter Section 4 Block 5 North Range 1 East New Westminster District
Property Area: 7.9 ha
ALR Area: 7.9 ha
Purchase Date: September 28, 2001
Location: 17890 Ford Detour Road
Owner: Hank Bitter

LAND USE

Current Land Use:
Cranberry farm/operation

Surrounding Land Uses:

North: Blueberry Farm
East: Blueberry Farm
South: Blueberry Farm
West: Blueberry Farm

PROPOSAL DETAILS

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Soil Change Area: 8.0 ha

Agricultural Capability: under application is rated as: Prime

Source: BCLI

Mapsheet: 92G.027

PREVIOUS APPLICATIONS

Application ID: 2030

Legacy #: 28745

Applicant: Hank Bitter

LOCAL GOVERNMENT INFORMATION

Official Community Plan:

Bylaw Name: No. 2352, 2007

Designation: Agricultural

OCP Compliance: Yes

Zoning:

Zoning Bylaw Name: No. 1250

Zoning Designation: (AG)

Minimum Lot Size: 8.0 ha

Zoning Compliance: Yes

Comments and Recommendations:

Agricultural Advisory Committee

Support on the grounds that "everything done in this process supports agriculture; it is not an industrial screening plant.... (The proposed non-farm use) helps to make farming sustainable and has been historically good.

Board/Council

Refer application to Commission.

Planning Staff

Support the application on the grounds that "the non-farm use complements the cranberry development and provides value added agricultural services for the local community".

ALC STAFF COMMENTS

It is recommended that the Commission consider the following:

The agricultural capability ratings of the property are identified as Organic soils, prime dominant (Class 2 and 3) with limitations of excess water.

- The property is an active cranberry farm.

- City of Pitt Meadows Staff and the Agricultural Advisory Committee (AAC) support the application. Please see attached Pitt Meadows Council in Committee Report and AAC excerpt (Attchmt B) for background of the property development.

- Please see attached Note to File by Compliance Officer Ron MacLeod for background of compliance investigation. Also see Note to File by Compliance Officer Thomas Loo regarding a follow-up Site Inspection, February 2011. Photos of Site also attached.

Minutes of previous application #28745 attached.

ALC STAFF COMMENTS

- A site visit is recommended.

ATTACHMENTS

Feb 21 2011 Insp TLo0.pdf
Feb 21 2011 Inspection report note TL.docx
52028_ContextMap20k.pdf
52028_AgCapabilityMap.pdf
52028_AirphotoMap10k.pdf

END OF REPORT

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