



Provincial Agricultural Land Commission - Staff Report

Application: 52112

Applicants: Gary Bailey, Margaret Downing
Agent: Gary Breaks
Local Government: City of Surrey

Proposal: Soil Change - To Place 35,000 cubic metres of topsoil on 4552 & 4624 - 192 Street. The total project area is 3 ha between two properties. The intent of the project is to improve the agricultural suitability of Parcel 1 for grape production and tie the grades between Parcel 1 and 2 together so that the vineyard development can encompass both properties.

BACKGROUND INFORMATION

The property at 4552 has had multiple applications to the Commission in the past and has been approved fill under previous permits to develop a vineyard.

PROPERTY INFORMATION

PID: 000-719-889
Legal Description: Lot 5 Except Plan 68294, Section 34 Township 7 New Westminster District Plan 50097

Property Area: 22.9 ha
ALR Area: 6.1 ha
Purchase Date: October 30, 2007

Location:
Owner: Margaret Downing

PID: 013-256-076
Legal Description: Southerly Half Parcel "B" (Reference Plan 6115) North Half of the North West Quarter Section 34 Township 7 New Westminster District

Property Area: 8.1 ha
ALR Area: 6.1 ha
Purchase Date: October 6, 2006

Location:
Owner: Gary Bailey

Total Land Area: 31.0 ha
Total ALR Area: 12.2 ha

LAND USE

Current Land Use:

Parcel 1: vacant
Parcel 2: residence, new residence under construction, vineyard

Surrounding Land Uses:

North: Pasture & Annual crops
East: Forested Gully
South: Reclaimed land and Vineyard
West: Small holdings; Hobby farms

PREVIOUS APPLICATIONS

PREVIOUS APPLICATIONS

Application ID: 33868 **Legacy #:** 11171
Applicant: Howard Underwood

Application ID: 22082 **Legacy #:** 21077
Applicant: frostrup Development Ltd.
Proposal: To extract approximately 1,000,000 m3 of sand from an 8.0 ha area of the property to a depth of 6.0 - 9.0 metres.

Decision:

Resolution #	Decision Date	Decision Description
978/1987	August 25, 1987	allowed with conditions

Application ID: 22018 **Legacy #:** 11752
Applicant: TGK Development Ltd.
Proposal: Extraction of 174,000 cubic meters of sand

Decision:

Resolution #	Decision Date	Decision Description
268/1981	February 24, 1981	Allowed with conditions

Application ID: 19174 **Legacy #:** 24098
Applicant: H Underwood
Proposal: To deposit oil for the purposes of establishing a topsoil operation on a 2.4 ha area of subject property.

Decision:

Resolution #	Decision Date	Decision Description
110/1990	March 16, 1990	allowed with conditions

Application ID: 14 **Legacy #:** 27716
Applicant: HAWARD & AMY UNDERWOOD
Proposal: To use 2.6 ha as a site to process soil, crush asphalt and concrete, shred and compost stumps and other organic material and to recycle these products.

Decision:

Resolution #	Decision Date	Decision Description
753/1993	July 15, 1993	Approved in principle subject to receiving: 1. The long-term agricultural plans for the property following reclamation, and 2. The role that soil processing and recycling will play in the long-term agricultural plans.

LOCAL GOVERNMENT INFORMATION

Official Community Plan:

Bylaw Name: Surrey Zoning Bylaw 12000
OCP Compliance: Yes

Zoning:

Zoning Bylaw Name: A-1 (General Agriculture)
Minimum Lot Size: 10.0 ha
Zoning Compliance: Yes

Comments and Recommendations:

Agricultural Advisory Committee

" No net benefit to agriculture. The rationale to fill is not acceptable"

LOCAL GOVERNMENT INFORMATION

Comments and Recommendations:

Board/Council

"Resolve to forward the application to the ALC for consideration."

Planning Staff

"Resolve to forward the application to the ALC for consideration."

ALC STAFF COMMENTS

It is recommended that the Commission consider the following:

- The improved ratings of the agricultural capability of the property (Parcel 1) are identified as prime dominant (Class 2AD, 2WD, and 2A).
- An Agrologist report was undertaken by C&F Land Resource Consultants in 2009. It concludes that the native soils on Parcel 1 are unsuitable to grape production and that the proposed fill will address this issue.
- The AAC recommendation was to refuse the application on the grounds that it had no agricultural merit. (See attached Minutes of AAC mtg)
- There have been complaints by the neighbours in the area based on the ongoing operation on Parcel 2. Concerns include increased traffic, dust, noise, groundwater impacts, unauthorized filling among others. The City of Surrey appears to be working with the applicants to minimize impact to the surrounding area, including time limits, a traffic management plan and buffering.
- The property located at 4552 (Parcel 2) is currently listed for sale.
- It is recognized that Parcel 2 was a former extraction site and has been reclaimed for agriculture to support a vineyard. However, staff see little merit in depositing soil on a new site which appears to have suitable soils for a range of other crops.
- A site visit is recommended.

ATTACHMENTS

52112 LG report.pdf
52112AACminutes.pdf
52112agreport.pdf
52112sketch.pdf
52112_AgCapabilityMap.pdf
52112_AirphotoMap10k.pdf
52112_ContextMap20k.pdf

END OF REPORT

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