

applications for non-farm use activities must be submitted to the local government for consideration prior to being forwarded to the ALC for approval. In order for the ALC to consider this application, an authorization by a resolution of City Council must be provided. If the recommendations are approved, the attached Local Government Report, along with Council's resolution and the soil depositing applications, will be forwarded to the ALC.

CONCLUSION

The proposed soil deposition at these two locations is consistent with the City's Official Community Plan objectives of preserving and protecting agricultural lands and enhancement of farm productivity. The proposed fill is, for this particular area, also the most cost effective method of providing adequate drainage for the properties in a manner consistent with the Strategic Plan objectives for Lowlands Flood Control.

Subject to Council's approval for the submission of these applications, the City will complete its review of technical details while the applications are considered by the ALC. Subject to Council approving the recommendations, the City's Agricultural Advisory Committee will also have the opportunity for review and comment on these applications.

Paul Ham, P.Eng.
General Manager, Engineering

PH/RD/VJ/brb
Attachment

Appendix I. Background
Appendix II. Aerial Photo of the Properties
Appendix III. Local Government Report

APPENDIX 1

Background

Site Characteristics

The properties are located in the City's lowlands south of 59 Avenue, east of the 160 Street R.O.W. and north of the Serpentine River within the Agricultural Land Reserve. The two properties total 3.22 hectares and lie at approximately 0.5 metres geodetic elevation. Currently the properties are vacant and are designated Agricultural and zoned A-1.

Merits of the Proposed Works

An agrologist report prepared by C&F Land Resources outlined that the current topography of the property cannot support the proposed farming activity. Following Council's adoption of the Strategic Plan for Lowlands Flood Control, the City has been actively constructing flood control measures needed to improve drainage in the City's Lowlands. Although the City is actively implementing flood control works, limited drainage improvements have been undertaken in the subject area, mostly related to dyke construction.

Conceptual plans for the area involve installing a large conveyance ditch that would convey flood waters from the subject properties to a proposed new pump station at the Serpentine Canal near the intersection of 60 Avenue and 160 Street. Since these works are not in place, the proponent would like the City to consider granting a fill permit for the area to improve the properties' drainage.

The agrologist report recommends that the properties be filled to a maximum depth of 3.0 metres, or to the 200-year peak flood level. Filling to this elevation would bring the properties level with the surrounding ground elevations and outside of the floodplain. In particular the properties will be filled to the same height of the Serpentine dyke and 59 Avenue road. This proposed alternative will provide a level of service to these properties above the City's Serpentine-Nicomekl Lowland Flood Control ARDSA Criteria. Detailed drawings of the proposed fill works are attached in the appendix.

Justification of Proposed Works

As noted above, the initial conceptual plan for this area involved the construction of a pump station at the Serpentine Canal and a network of ditches to each property requiring servicing. In order to service the subject properties, construction of a new deep ditch would be required through a neighbouring property, 5950 - 160 Street. The estimated cost for this ditch is around \$200,000. In addition to the high servicing cost, the proposed servicing plan would result in the direct loss of a significant portion of the farmable area in order to construct the new conveyance ditch.

Since the subject properties have a total area of only 3.22 hectares, of which 1 hectare is currently covered by a river dyke within an existing municipal SROW and an additional 0.25 hectares can likely be taken by house footprints, the total area to be serviced is less than 2 hectares. Given the relatively low benefit-cost ratio of implementing the ditch plan, and that the proposed fill would eliminate the need for these conveyance works while maintaining the land's agricultural production capability, the Engineering Department felt it reasonable to further

investigate the merits of this proposal with regard to possible negative impacts to neighbouring properties. This approach is consistent to that applied in other lowland functional plan areas where the cost of servicing the very lowest portion of flood cells far outweighs the benefit to those areas and limited fill placement is supported to reduce the overall cost of the system.

Impacts of the Proposed Works

Issues regarding fill in the lowlands are very important as the Serpentine-Nicomekl lowland areas are very sensitive to changes in hydraulic storage conditions. The strategic plan identifies fill placement as one of the reasons flooding is increasing in the lowlands. Consequently, under normal circumstances permits for this type of work are denied. However, considering the mutual benefits for the proposed works, the City completed a detailed impact assessment. The assessment found that the proposed fill placement would have no impact on flooding conditions in the lowlands and in the Serpentine River for both the 10-year / 5-day winter and 10-year / 2-day growing season events. Under the 200-year winter storm condition, the peak flood levels in surrounding areas would be slightly increased by up to 0.004 meters, but the adjacent river flood levels would not be impacted. Although this proposed filling results in a slight increase in flooding under the 200-year event, the peak flood elevation is well below the pre-construction 200-year flood conditions, and considering the savings the City will realize from eliminating the required servicing works and the resulting loss of farmable area from the construction of the servicing requirements and its associated impact to the usability of these properties, the Engineering Department supports the proposed fill plan.

APPENDIX III

Local Government Report to Forward to the ALC



Local Government Report under the Agricultural Land Reserve Use, Subdivision and Procedure Regulation

R.D./Mun. File No.
Fee Receipt No.
Fee Amount
ALR Base Map No.
ALR Constituent Map No.
Air Photo No.

Information supplied by:

City of Surrey

Local Government

In respect of the application of:

Gary Breaks, B&B Contracting

Name of Applicant

PLANS and BYLAWS (Attach relevant sections of bylaws)

Community Plan or Rural Land Use Bylaw name and designation: *OCP 2006, Agricultural*

Zoning Bylaw name and designation: *Zoning By-law 1200, A-1 (General Agricultural Zone)*

Minimum Lot Size: *2.0 Hectares*

Uses permitted: *See attached Zoning By-law*

Are amendments to Plans or Bylaws required for the proposal to proceed?

Plan Yes

No

Bylaw Yes

No

Is authorization under Sec. 25 (3) or 30 (4) of the Agricultural Land Commission Act required?

Yes (If yes, please attach resolution or documentation)

No

COMMENTS AND RECOMMENDATIONS (Include copies of resolutions)

Board or Council:

Advisory Planning Commission:

Agriculture Advisory Committee:

Planning staff:

Others:

Signature of Responsible Local Government Officer

Date