

NO: **L005**

COUNCIL DATE: **April 23, 2012**

REGULAR COUNCIL – LAND USE

TO: **Mayor & Council**

DATE: **April 18, 2012**

FROM: **General Manager, Engineering**

FILE: **4520-80(14933- 80303)**

SUBJECT: **Application to Deposit Soil on the Property at 14933 Colebrook Road**

RECOMMENDATION

The Engineering Department recommends that Council:

1. Receive this report as information; and
2. Authorize the City Clerk to set a date for the Public Hearing related to the application to deposit 180,000 cubic metres of soil at 14933 Colebrook Road.

INTENT

The purpose of this report is to advise Council about an application to deposit soil at 14933 Colebrook Road and to advance the application to Public Hearing as required by the “Surrey Soil Conservation and Protection By-law, 2007, No. 16389” all in accordance with Council Policy.

BACKGROUND

Soil extraction and deposition on lands within the City is regulated under the “Surrey Soil Conservation and Protection By-law, 2007, No. 16389” (the “Soil By-law”).

An application has been received from Platinum Projects Ltd., with consent from the registered owner of the property at 14933 Colebrook Road (the “Property”), to deposit 180,000 cubic metres of soil on the Property so as to return the property to a state similar to its pre-extraction topography to support future development opportunities. There is no active development application for the Property at this time. The Property was the site of a prior soil extraction operation.

At its Regular meeting on October 17, 2011 Council adopted the recommendations of Corporate Report No. R193; 2011, bringing into effect the City of Surrey “Soil Permit Applications Policy” (the “Soil Policy”). The Soil Policy documents the application requirements for soil extraction and/or soil deposition permits and how such applications will be processed.

DISCUSSION

In relation to the subject application, since the volume of soil to be deposited is greater than 35,000 cubic metres, the Soil Policy requires this application to be forwarded to Council for consideration and that it be subject to a Public Hearing. The Soil Policy defines how notice of the Public Hearing will be provided to the owners of the neighbouring properties and to other interested members of the public.

The location and general characteristics of the Property are illustrated on the aerial photograph attached as Appendix I to this report. The Property is currently zoned the Residential Acreage (RA) Zone and is not within the Agricultural Land Reserve. The Property is designated in the City's Official Community Plan in part as "Industrial" and in part as "Suburban".

The applicant has advised that the Property is currently under-utilized due to the steep bowl topography resulting from past gravel extraction activities on the site. The filling of the Property will allow for the future development of the site.

The proposed soil deposition application is confined to the northern portion of the property which is designated "Industrial" and is located adjacent to industrial uses to the east, recreational commercial (Excellent Ice Arena) uses to the north, residential acreage properties to the west and agricultural lands to the south of Colebrook Road. The Property is accessed from Panorama Drive and is adjacent to BC Rail tracks and Colebrook Road to the south.

The Property is approximately 10.0 hectares (24.9 acres) in area. The footprint of the proposed soil deposition area is approximately 3 hectares (7.4 acres) in area and is outlined in yellow on the air photo attached as Appendix I to this report. The total volume of soil to be deposited is approximately 180,000 cubic metres, which the applicant advises will take place over a 6-month period.

In accordance with the Soil Policy, the applicant and their consultants held a public information meeting on Tuesday, April 10, 2012. Approximately 20 interested residents attended the open house. City staff was present to hear comments from the public regarding the proposal. Most attendees were in favour of the fill operation. Areas of potential concern related to noise and dust. Both of these issues can be addressed in the conditions that would be attached to the permit if Council decides that such a permit should be issued.

The Engineering Department has reviewed the application and has determined that it satisfies the requirements of the "Surrey Soil Conservation and Protection By-law, 2007, No. 16389" and that mitigation measures can be implemented to address all anticipated impacts of the operation on the neighbouring properties. A summary of the staff analysis of the application is provided in Appendix II.

SUSTAINABILITY CONSIDERATIONS

The application will assist in achieving the objectives of the City's Sustainability Charter; more particularly the following action items:

- EN16: Land, Water and Air Quality Management: The application will reduce regional air quality impacts through reduced haul lengths in comparison to other fill sites in the City and the Region; and

- EN9: Sustainable Land Use Planning and Development Practices: The application will assist in delivering the highest economic use of land.

It is noted that the filling operation will require the removal of up to 6 trees from within the area to be filled. These trees are not considered to be in good health.

CONCLUSION

Based on the above discussion, it is recommended that Council authorize the City Clerk to set a date for the Public Hearing related to the application to deposit 180,000 cubic metres of soil at 14933 Colebrook Road.

Vincent Lalonde, P.Eng.
General Manager, Engineering

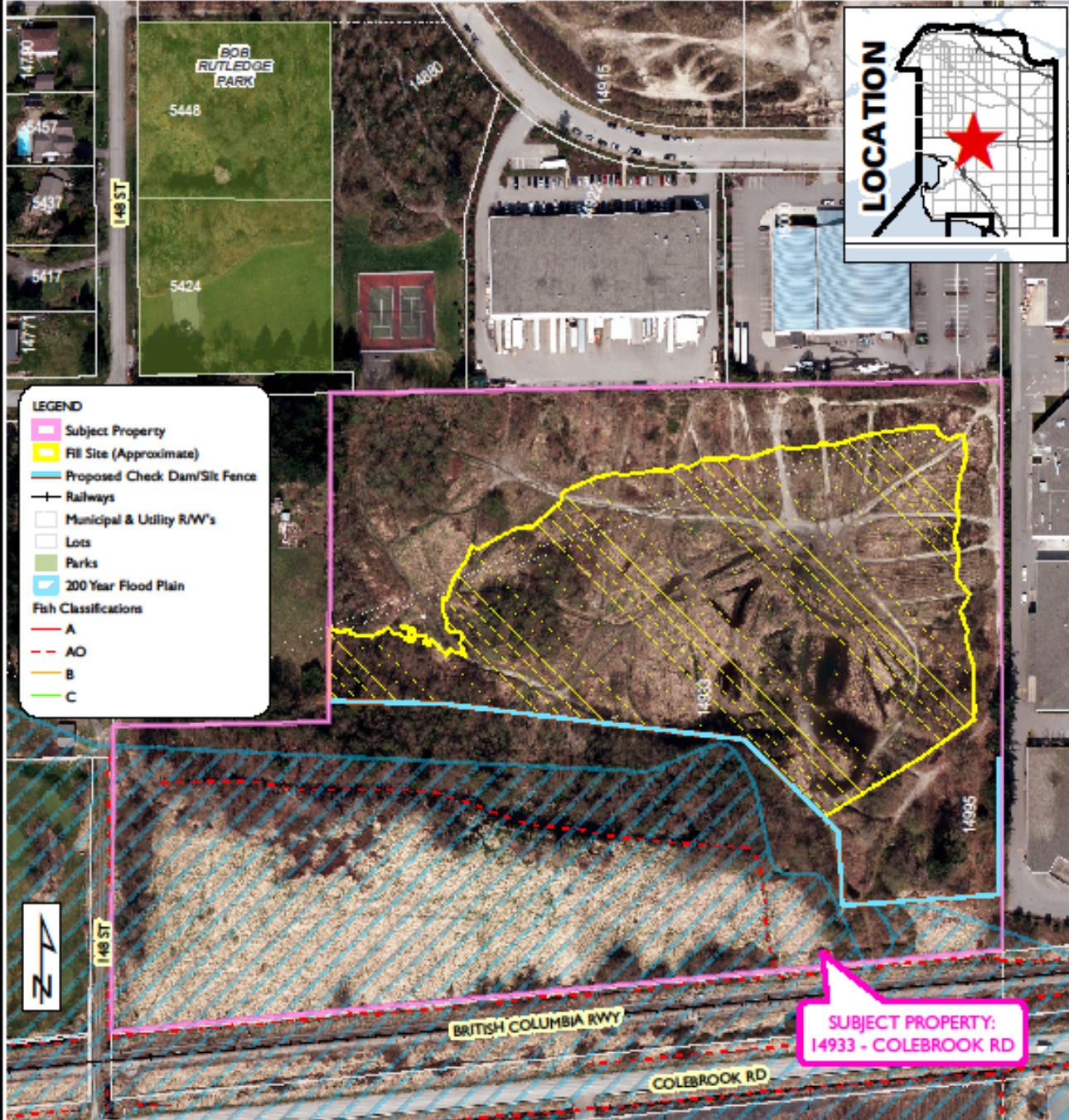
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Appendix I - Aerial Photograph of Site

Appendix II - Engineering Department Application Analysis

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APPENDIX I AERIAL PHOTOGRAPH OF SITE



- LEGEND**
- Subject Property
 - Fill Site (Approximate)
 - Proposed Check Dam/Silt Fence
 - Railways
 - Municipal & Utility R/W's
 - Lots
 - Parks
 - 200 Year Flood Plain
- Fish Classifications**
- A
 - AO
 - B
 - C

**SUBJECT PROPERTY:
14933 - COLEBROOK RD**

Produced by GIS Section: April 12, 2012, CS/JJR

Date of Aerial Photography: April 2011



**SUBJECT PROPERTY:
14933 COLEBROOK RD**

**ENGINEERING
DEPARTMENT**

The data provided is compiled from various sources and IS NOT warranted as to its accuracy or sufficiency by the City of Surrey.
This information is provided for information and convenience purposes only.
Lot sizes, legal descriptions and encumbrances must be confirmed at the Land Title Office.

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Engineering Department Analysis of Application to Deposit Soil on the Property at 14933 Colebrook Road (the “Property”)

Project Scope

Platinum Projects Ltd., c/o Matcon Excavating and Shoring Ltd., is proposing to deposit up to 180,000 m³ of soil on the Property to prepare it for development. The entire filling operation is expected to be completed within 6 months of its commencement.

Land Use

The Property is currently zoned Residential Acreage (RA) Zone. The proponents intend to fill the site and then pursue rezoning of the site for future development.

Geotechnical Investigation

It was identified that the subsurface glacial till sands are suitable material for placement of the proposed depth of fill. It was concluded that there would be no change in groundwater level following completion of fill placement.

Drainage Assessment

The applicant's agent retained an engineering firm to complete a drainage assessment of the area. Staff is continuing to work with the applicant's team to determine the stormwater management requirements of the site.

Staff has reviewed the groundwater monitoring and management plan and has concluded that the plan includes appropriate actions to mitigate any impact to groundwater in the area.

Erosion and Sediment Control

The applicant has submitted plans outlining the proposed staging of site erosion and sediment control. An ESC permit is required which will include site monitoring for the duration of the project. Site monitoring is to be continued until the land revegetates.

Fisheries

A fisheries watercourse is located in the southerly portion of the site. The applicant is proposing a 30 m setback from this watercourse. The proposed setback is under review by Department of Fisheries & Oceans staff and approval from the DFO will be required before a permit is issued.

Traffic Control Assessment

The applicant has completed a traffic management plan that will accommodate the expected volume of 135 trucks that will be entering and leaving the site each day. The plan is limited to traffic control on Panorama Drive. No off-site staging is necessary. The traffic management plan has been designed in accordance with Provincial and Municipal requirements.

During the entire filling process, it is proposed that all vehicles will enter and leave the site from Panorama Drive (via No. 10 Highway) and traffic control personnel will be provided at all times when trucks are entering the site throughout the term of the project.

Tree Assessment

Currently the site is covered in part with grasses, shrubs and in part remains as bare soil with only a few trees present. There are some Alder trees located along the Class A watercourse which flows in a south-easterly direction across the site to south of the proposed fill area. A 30m band of trees to the north of the watercourse high water mark will be retained. Less than half a dozen poor quality trees will have to be removed from the proposed fill area as the site is prepared to receive the fill. No other trees will be removed as a result of the proposed soil deposition operation.