



**City of Richmond**

**Report to Committee**

**To:** Community Safety Committee  
**From:** Sandra Tokarczyk  
Manager Community Bylaws

*To: Community Safety - April 9, 2002*  
**Date:** March 7, 2002  
**File:** 8350-01

**Re: Application for Soil Conservation Permit (Soil Placement)**  
**Applicants :** Jani and Eric Karls  
**Civic Address:** 12831 No 4 Road  
**Legal Description:** Lot A Block 3 North, section 10 &15, Range 6 West,  
NWD Plan 8565

**Staff Recommendation**

That Council authorize the issuance of a Soil Conservation Permit to Jani and Eric Karls for placement of approximately 1000 cubic metres of fill at 12831 No 4 Road.

Sandra Tokarczyk  
Manager Community Bylaws

**FOR ORIGINATING DIVISION USE ONLY**  
**CONCURRENCE OF GENERAL MANAGER**

## Staff Report

### Origin

On December 14, 2001 a Soil Conservation Permit Application was submitted to the City from Jani and Eric Karls. The Land Reserve Commission by resolution #35/2002 approved this application on February 2, 2002. A copy of the letter from the Land Reserve Commission is appended as "**Attachment 1.**" It is now appropriate for this soil permit application be considered by Richmond City Council. It is noted that these applications were previously routed to Planning Committee however they are now sent to Council through the Community Safety Committee.

### Analysis

The purpose of the application is for the placement of approximately 1000 cubic metres of fill for the installation of a septic field associated with a new house being built on the site.

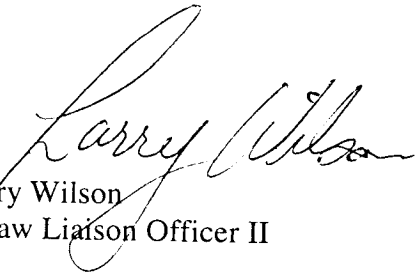
Staff have investigated all the relevant issues involved with this application. The staff analysis, as documented in "**Attachment 2**", does not reveal any serious problems and therefore staff supports the issuing of this permit. For clarity a section map indicating the parcel of land under discussion is included as "**Attachment 3.**"

### Financial Impact

None.

### Conclusion

The Land Reserve Commission reviewed the application and agreed to the deposition of fill, in compliance with plans submitted with the application, for the installation of a septic field. The placement of soil required for the construction of a house and new barn on the site has been ruled exempt by the Commission.



Larry Wilson  
Bylaw Liaison Officer II

LW:lw



Land Reserve Commission  
Working Farms, Working Forests

February 25, 2002

Reply to the attention of Karen Moores

City of Richmond  
7577 Elmbridge Way  
Richmond, BC V6X 2Z8

Attention: Tracy Christopherson

Dear Sir/Madam:

**Re: Soil Conservation Act Application #O-34128**  
**Applicant: Wiedemann**  
**Lot A, Block 3 North, Section 10 & 15, Range 6 West, NWD, Plan 8565**

This is to advise that pursuant to the *Soil Conservation Act* (the "Act") the Land Reserve Commission (the "Commission"), by Resolution #35/2002 allowed the application to deposit approximately 1000 cubic meters of fill to accommodate a septic field on the property noted above as proposed. This approval is granted provided that the development is in substantial compliance with the attached plan.

This letter represents the Commission's written approval for the project as required by Section 2(1)(a) of the Act. ***THIS IS NOT A PERMIT***. Pursuant to Section 5 of the Act ("the City of Richmond") may now issue a soil placement permit (the "Permit") if it wishes to do so. Please note that the Commission's approval in no way compels the City of Richmond to issue a Permit. If a Permit is issued the City of Richmond may impose additional terms and conditions it considers necessary. If a Permit is issued, please forward a copy to this office.

Furthermore, this decision in no way relieves the owner or occupier of the responsibility of adhering to any other enactment, legislation or decision of any agency having jurisdiction.


The lands are still subject to the provisions of the Act, the *Agricultural Land Reserve Act*, and applicable regulations except as provided by this decision.

Please quote the above application number in all future correspondence.

Yours truly,

LAND RESERVE COMMISSION

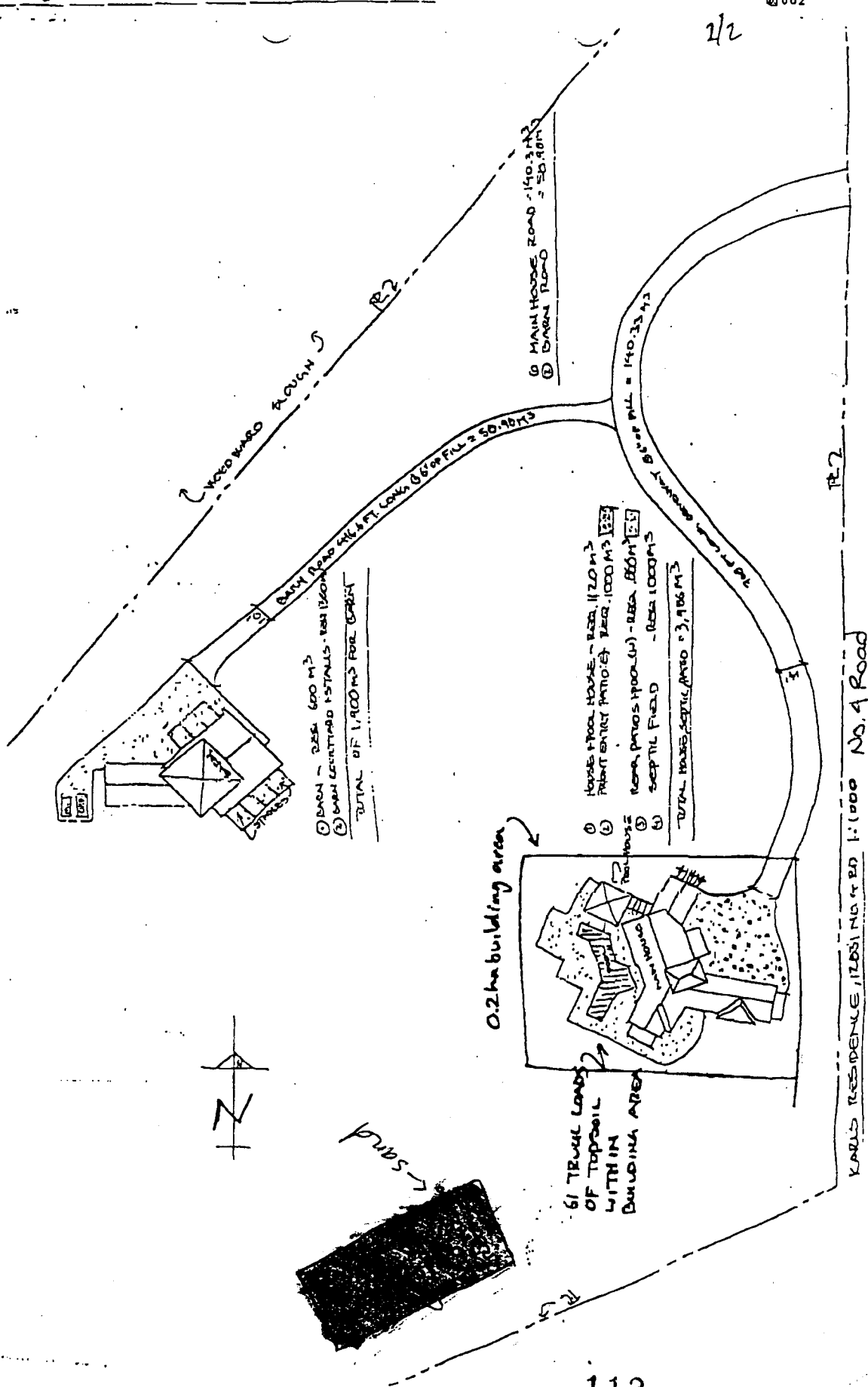
per:

  
K.B. Miller, Chief Executive Officer

cc: Lani Karls - 12831 No. 4 Road, Richmond, BC V7A 3A2

KJM/lv Enc.

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① DRAIN - AREA 600 M<sup>2</sup>  
 ② DRAIN CATCHMENT INSTALLS - AREA 1200 M<sup>2</sup>  
 TOTAL OF 1,800 M<sup>2</sup> FOR CATCHMENT

① HOUSE & POOL HOUSE - AREA 1120 M<sup>2</sup>  
 PATENT ENTRY PATIO AREA - 1000 M<sup>2</sup> (SEE PLAN)  
 ② ROOM PATIO'S (POOL) - AREA 2800 M<sup>2</sup> (SEE PLAN)  
 ③ SEPTIC FIELD - AREA 1000 M<sup>2</sup>  
 TOTAL HOUSE, SEPTIC, PATIO = 3,900 M<sup>2</sup>

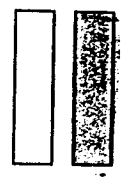
0.2 ha building area

61 TRUCK LANDS OF TOPSOIL WITHIN BUILDING AREA

Land Reserve Commission  
 File: O-34128  
 Resolution #35/2002

Subject property.

Area of the property approved for the deposit of approximately 1000 cubic meters of fill to accommodate a septic field.



**SOIL CONSERVATION PERMIT – ISSUES ANALYSIS**

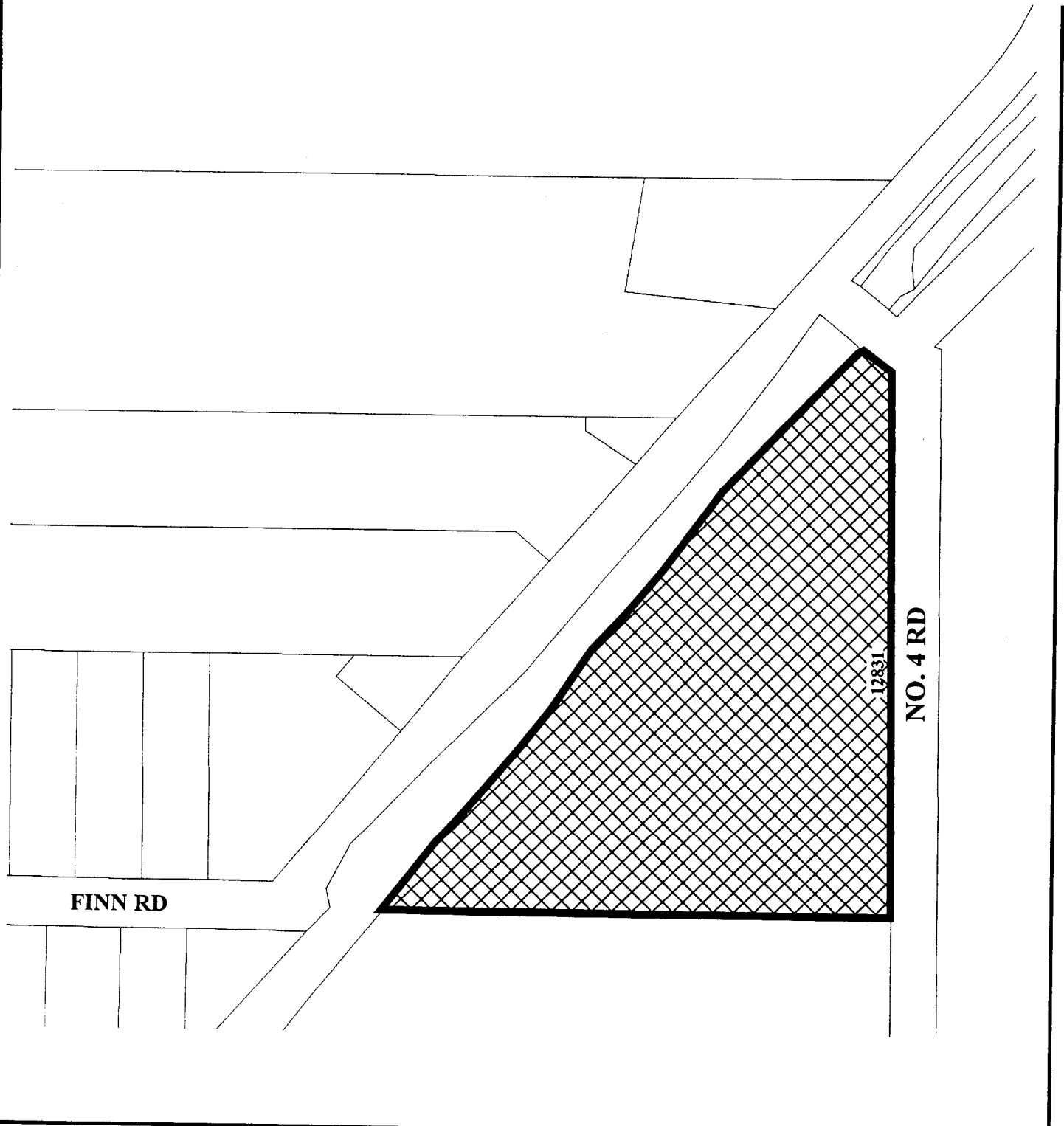
	Addressed		Condition to be included in permit	Comments
	Yes (Given)	No (Not Given)		
<b>A. PERMIT PROCESS CONCERNS:</b>				
- Term of Permit (i.e. duration of filling activity)	X	<input type="checkbox"/>		Time of 18 months
- Site Security (gate, chain to prevent unauthorised dumping)	<input type="checkbox"/>	<input type="checkbox"/>		
- Other permits				
- Pending				
- In immediate area (i.e. section) in adjacent areas (i.e. sections)	<input type="checkbox"/>			There are no other applications in this immediate area
- Issued	<input type="checkbox"/>			
- In immediate area (i.e. section) in adjacent areas (i.e. sections)	<input type="checkbox"/>			
- Expired	<input type="checkbox"/>			
- In immediate area (i.e. section) in adjacent areas (i.e. sections)	<input type="checkbox"/>			
- History of Unauthorised fill or removal activity	<input type="checkbox"/>			
- Previous Soil Conservation Act Permit for this site	<input type="checkbox"/>	X		
- Number of truck loads (i.e. 10 cu yds/load)	X	<input type="checkbox"/>		

SOIL CONSERVATION PERMIT – ISSUES ANALYSIS

	Addressed		Condition to be included in permit	Comments
	Yes (Given)	No (Not Given)		
<b>B. CITY INFRASTRUCTURE CONCERNS:</b>				
- Mud on roads (no filling during inclement weather)	X	<input type="checkbox"/>	X	Roads to be cleaned daily as required by weather conditions
- Soil fill removal/spills in City ditches/storm sewers	X	<input type="checkbox"/>	<input type="checkbox"/>	
- Agricultural use already established (Already established farmers, etc.)	<input type="checkbox"/>		<input type="checkbox"/>	Property has not been worked for past several years
- Road Access				
- Multiple Choice		<input type="checkbox"/>	<input type="checkbox"/>	No concerns
- Load Limits		<input type="checkbox"/>	<input type="checkbox"/>	
- Maintenance Concerns		<input type="checkbox"/>	<input type="checkbox"/>	
<b>C. NEIGHBOURHOOD ISSUES:</b>				
- Noise		<input type="checkbox"/>	X	No problems anticipated
- Hours of Operation				
- Mon – Sat (not Sun and National Holidays)	X	<input type="checkbox"/>	X	
- Anytime	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
- Not in inclement weather	X	<input type="checkbox"/>	X	
- Proximity to nearest residence(s)	X	<input type="checkbox"/>	<input type="checkbox"/>	Substantial distances between this property and other residences in the area
- Road activity causing vibration	<input type="checkbox"/>	X	X	
- Stockpile of fill/material removal	<input type="checkbox"/>	X	X	

SOIL CONSERVATION PERMIT – ISSUES ANALYSIS

	Addressed		Condition to be included in permit	Comments
	Yes (Given)	No (Not Given)		
- Noxious smell of fill material / or excavated removal material	X	<input type="checkbox"/>	<input type="checkbox"/>	
- Soil filling/removal activities encroaching onto adjacent property	X	<input type="checkbox"/>	<input type="checkbox"/>	This property bordered by City roads and slough
- Drainage impact on adjacent properties	X	<input type="checkbox"/>	<input type="checkbox"/>	None anticipated



Soil Conservation Permit

S-307 117  
12831 No. 4 Road

Original Date: 03/06/02

Revision Date:

Note: Dimensions are in METRES