



**CITY OF RICHMOND**

**REPORT TO COMMITTEE**

**TO:** Planning Committee

*To Planning - August 22, 2000*  
**DATE:** July 31, 2000

**FROM:** Sandra Tokarczyk  
Manager, Community Bylaws and Administration

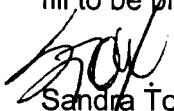
**FILE:** - 8350-05

**RE: Application for Soil Conservation Permit (Soil Placement)**  
**Applicant: Jagbar Farms Ltd.**

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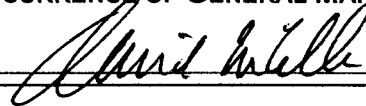
**STAFF RECOMMENDATION**

That Council authorize the issuance of a Soil Conservation Permit to Jagbar Farms Ltd. to allow fill to be placed generally on a property described as the NW corner of 19740 River Road.

  
Sandra Tokarczyk  
Manager, Community Bylaws and Administration

**FOR ORIGINATING DIVISION USE ONLY**

**CONCURRENCE OF GENERAL MANAGER**



STAFF REPORTORIGIN

On February 10<sup>th</sup>, 2000, a Soil Conservation Permit Application was received by the City of Richmond from Jagbar Farms. The Provincial Land Reserve Commission by Resolution #269/2000 has approved this application in June 2000. The purpose of the application was to seek approval from the City and ALC to allow the placement of 52,000 m<sup>3</sup> of fill to an approximate depth of 2.5 metres (including peat capping) over an approximately 2 hectare (refer to attached map) area to complete the development of cranberry related infrastructure.

The last renewal Permit S.254 (reference #0-22572) on this site was granted on July 17, 1991, for a 2 year period. This permit expired on August 10, 1993. The purpose of the permit was to grow cranberries and blueberries on top of the peat. In order to achieve the purpose, sand was to be removed and replaced with clean fill and peat on top. The original authorization was given to remove 15,000 cm of soil to a maximum depth of 200 cm and to place 10,000 cm of fill composed of clean fill to a depth of 150 cm.

FINANCIAL IMPACT

None

CONCLUSION

The Provincial Land Reserve Commission is prepared to allow the deposition of fill, with specified conditions, Council can consider the issuance of the Soil Conservation Permit which is anticipated for completion in 5 years.



Ron Graham  
Bylaw Liaison Officer

RG:rg

**SOIL CONSERVATION PERMIT – ISSUES ANALYSIS**

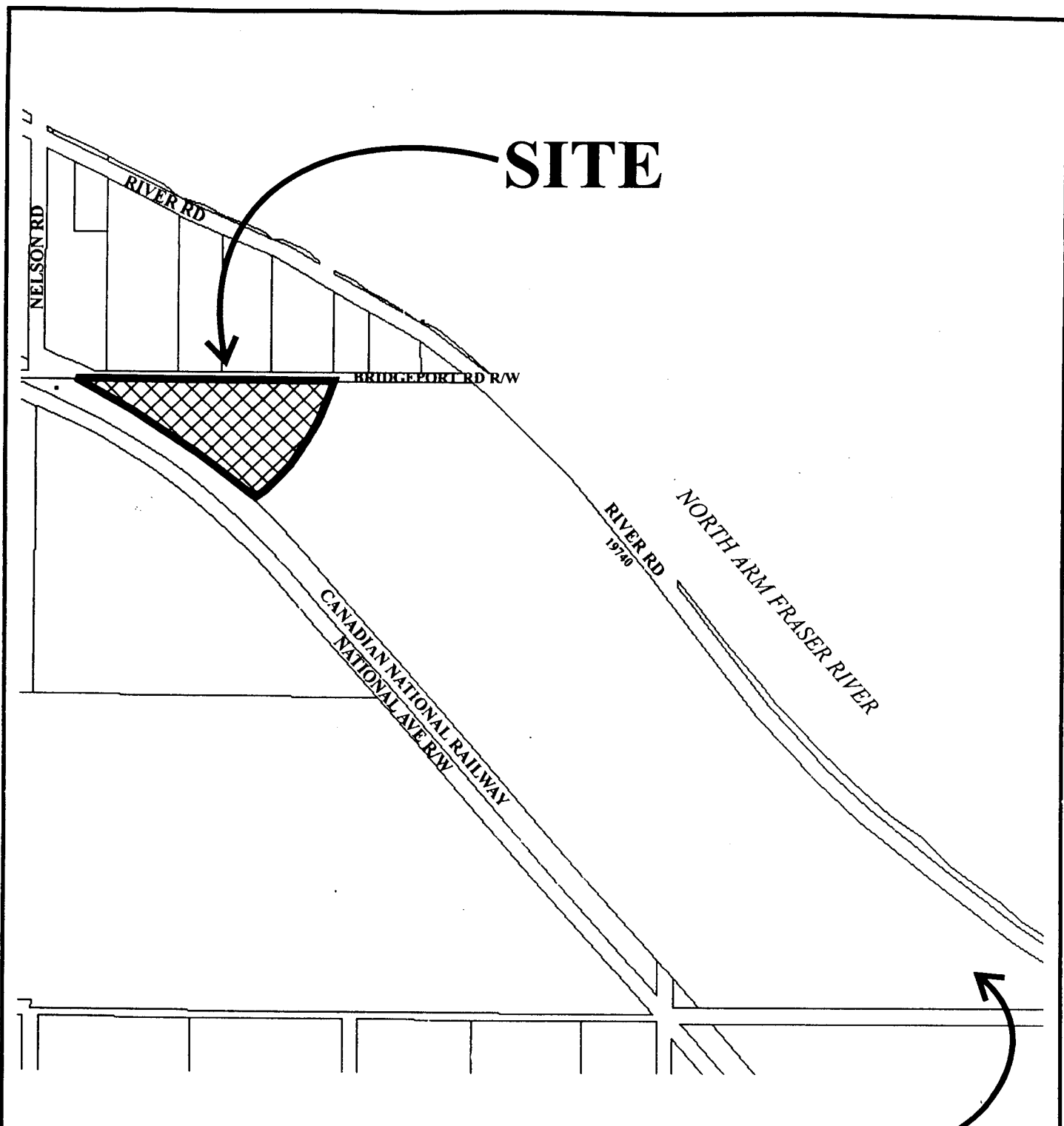
	Addressed		Condition to be included in permit	Comments
	Yes (Given)	No (Not Given)		
<b>A. PERMIT PROCESS CONCERNS:</b>				
- Term of Permit (i.e. duration of filling activity)	X	<input type="checkbox"/>	X	A time frame of 5 years.
- Site Security (gate, chain to prevent unauthorised dumping)	<input type="checkbox"/>	X	X	
- Other permits				There are no permits in the area pending or approved.
- Pending				
- In immediate area (i.e. section)	<input type="checkbox"/>	<input type="checkbox"/>		
- in adjacent areas (i.e. sections)	<input type="checkbox"/>	<input type="checkbox"/>		
- Issued				
- In immediate area (i.e. section)	<input type="checkbox"/>	<input type="checkbox"/>		
- in adjacent areas (i.e. sections)	<input type="checkbox"/>	<input type="checkbox"/>		
- Expired				
- In immediate area (i.e. section)	<input type="checkbox"/>	<input type="checkbox"/>		
- in adjacent areas (i.e. sections)	<input type="checkbox"/>	<input type="checkbox"/>		
- History of Unauthorised fill or removal activity	X	<input type="checkbox"/>		March 1994, City staff observed deleterious material being deposited on portions of this site.
- Previous Soil Conservation Act Permit for this site	X		<input type="checkbox"/>	Previous Permits S25491/1993
- Number of truck loads (i.e. 10 cu yds/load)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Approximately 5,200 Tandem Dump Truck loads
<b>B. CITY INFRASTRUCTURE CONCERNS:</b>				
- Mud on roads (no filling during inclement weather)	X	<input type="checkbox"/>	X	The road way in the immediate area will be cleaned daily during soil activities or more often as inclement weather dictates.

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**SOIL CONSERVATION PERMIT – ISSUES ANALYSIS**

	Addressed		Condition to be included in permit	Comments
	Yes (Given)	No (Not Given)		
- Soil fill removal/spills in City ditches/storm sewers	<input checked="" type="checkbox"/>	<input type="checkbox"/>	X	
- Agricultural use already established (Already established farmers, etc.)	<input checked="" type="checkbox"/>		X	Established Cranberry and Blueberry fields.
- Road Access		<input type="checkbox"/>	<input type="checkbox"/>	Access from River Road into No. 8 Road (Nelson Road)
- Multiple Choice		<input type="checkbox"/>	<input type="checkbox"/>	
- Load Limits		<input type="checkbox"/>	<input type="checkbox"/>	
- Maintenance Concerns		<input type="checkbox"/>	<input type="checkbox"/>	
<b>C. NEIGHBOURHOOD ISSUES:</b>				No concerns anticipated.
- Noise		<input type="checkbox"/>	<input type="checkbox"/>	
- Hours of Operation				Normal working hours during the week from 7 a.m. to 8 p.m.. There will be no soil activities on Sundays or statutory holidays.
- Mon – Sat (not Sun and National Holidays)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	X	
- Anytime	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
- Not in inclement weather	<input checked="" type="checkbox"/>	<input type="checkbox"/>	X	
- Proximity to nearest residence(s)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Residential properties along Nelson Road.
- Road activity causing vibration	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Heavy truck traffic daily.
- Stockpile of fill/material removal	<input type="checkbox"/>	<input type="checkbox"/>	X	No stockpiling permitted.
- Noxious smell of fill material / or excavated removal material	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Types of material precludes this problem.
- Soil filling/removal activities encroaching onto adjacent property	<input type="checkbox"/>	<input type="checkbox"/>	X	Restricted to area on map.
- Drainage impact on adjacent properties	<input type="checkbox"/>	<input type="checkbox"/>	X	

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Part Section 28 Block 5 North Range 4 West which lie to the north east of the north easterly limit of the right-of-way as shown on Plan 5172 S & E Parcel 2 (Bylaw 50800) & Parcel A (RD199324E) Section 29 S & E Parcel 3 (Bylaw 50800) Block 5 North Range 4 West



Soil Conservation Application  
 Permit N0. S-304  
 19740 River Rd 138

Original Date: 07/25/00  
 Revision Date:  
 Note: Dimensions are in METRES