

Staff Report to Agricultural Advisory Committee

Engineering Department

FILE: 09-4520-08/25-01

REPORT DATE: June 05, 2025 **MEETING DATE:** July 10, 2025

TO: Agricultural Advisory Committee

FROM: Alex Ward, Engineering Technologist

SUBJECT: Soil Permit Application- 17545 Ford Road Detour

RECOMMENDATION(S):

THAT Agricultural Advisory Committee:

- A. Supports the retroactive soil removal and fill deposit for the single-family dwelling at 17545 Ford Road Detour, to a maximum geodetic elevation of 2.45 m, consistent with the designated Flood Construction Level (FCL); OR
- B. Does not support the retroactive soil removal and fill deposit, or the proposed additional fill for the single-family dwelling at 17545 Ford Road Detour; OR
- C. Other.

PURPOSE

The City has received an application for retroactive approval of approximately 1,000 m³ of soil removal and the importation of 3480 m³ of fill, in addition to a request for approval to import a further 785 m³ of fill for the construction of a single-family dwelling.

☐ Information Report ☐ Decision Report ☒ Direction Report

DISCUSSION

Background:

PID: 010-252-801

Property Size: 23484 m² (2.3 ha)

OCP Designation: Agricultural

Zoning: A-1(General Ag)

The subject site is bound by Ford Road Detour to the south and similar adjacent properties to the west, and east. The site is generally flat, with grades near El.2.1 m. The property is part of the Agricultural Land Reserve (ALR), and is within the City of Pitt Meadows designated floodplain. The property currently holds farm status and is actively used for blueberry farming. A single-family dwelling previously located at the southwest corner of the site has been removed in preparation for the construction of a new dwelling.

Relevant Policy, Bylaw or Legislation:

Soil Removal and Fill Deposit Regulation Bylaw

The Soil Removal and Fill Deposit Regulation Bylaw No. 2593, 2013 regulates the placement of fill or the removal of soil or other material on land in the City. This bylaw is currently pending repeal, with the adoption of a new soil bylaw forthcoming.

Highway and Traffic Bylaw

The Highway and Traffic Bylaw No. 2836, 2020 regulates traffic and the use of highways and other areas in the City.

Geotechnical Report Guidelines

Council Policy C030, Geotechnical Report Guidelines, provides information to prospective applicants and their engineering professionals on when geotechnical reports are required and set out the standards and requirements to be addressed in those reports.

Floodplain Designation and Construction Control Bylaw

The City of Pitt Meadows Floodplain Designation and Construction Control Bylaw No. 2384, 2008 regulates construction in the floodplain, outlining Designated Flood Levels and associated elevation requirements based on geographical area. This Bylaw is planned to be reviewed and updated, once the City's drainage model is updated in 2025.



Analysis:

Soil Removal and Fill Deposit Proposal

The purpose of the fill placement activities is to import and place permanent structural fill to achieve a final geodetic elevation of 2.45 m. According to the Geotechnical Report dated March 17, 2025, the investigation concluded that, due to the compressible nature of the subsurface soils and the combined loading from the proposed structure and site fill, soil improvements—including a preload surcharge—will be required prior to construction.

Flood protection:

In accordance with the City's Floodplain Designation and Construction Control Bylaw No. 2384,2008, the designated floodplain for rural areas is 1.85m geodetic datum and the associated flood construction level (FCL) is 2.45m geodetic datum. The City's Soil Removal And Fill Deposit Regulation states that 'completed fill sites are not to exceed the height requirements in the Floodplain Designation and Construction Control Bylaw unless:

- a written report by a qualified professional stating the justification is submitted; and
- Council approves the height increase. '

The following is a summary of the application data:

SOIL DATA	
Structure	Single Family Dwelling
Fill Volume	Preload Fill: 3545 m ³ Structural Fill: 620 m ³
Fill Area	Final fill area ~1200 m ²
Fill Depth	Preload Fill: ~2.5-3 m Structural Fill: ~0.5 m
Preload Duration	~8-12 weeks
Peat Volume	~1000 m ³ (Peat was imported to an adjacent property for Agricultural purposes)

Agricultural Land Commission

The applicant submitted a Notice of Intent (NOI) to the Agricultural Land Commission (ALC). City staff have received confirmation of the ALC's acceptance of the initial NOI. Due to changes in the project scope, the applicant requested a revision to the NOI, which the ALC has agreed to. The ALC has informed City staff that a revised, accepted NOI will be issued. Acceptance of the revised NOI will be a prerequisite for the final issuance of the soil permit.

CONCLUSION

The recommendation from the Agricultural Advisory Committee will be forwarded to Council; Council will review the soil permit application. If Council approves of the fill placement, a retroactive Soil Permit will be issued.

KATZIE FIRST NATION CONSIDERATIONS

Referral ☐ Yes ☒ No

SIGN-OFFS

Written by:

Ashley Seed, Manager of Engineering & Facilities

Reviewed by:

Samantha Maki, Director of Engineering and Operations

ATTACHMENT(S):

- A. Preload Plan (June 10, 2025)
- B. Site Plan