

Staff Report to Agricultural Advisory Committee

ENGINEERING DEPARTMENT

FILE: 4520-08-2023-01

REPORT DATE: April 12, 2024 **MEETING DATE:** April 25, 2024
TO: Agricultural Advisory Committee
FROM: Ashley Seed, Engineering Technologist
SUBJECT: Fill Deposit Application-Lot 39- McNeil Rd and Harris Rd

RECOMMENDATION(S):

THAT the Agricultural Advisory Committee:

- A. Supports the fill deposit application to import structural and preload fill for the construction of a Single Family Dwelling and Farm Structure at Lot 39 of McNeil Road; OR
- B. Does not support the fill deposit application to import structural and preload fill for the construction of a Single Family Dwelling and Farm Structure at Lot 39 of McNeil Road; OR
- C. Other.

PURPOSE

The City has received an application for import of structural and preload fill for the construction of a Single Family Dwelling and Farm Structure.

☐ Information Report ☐ Decision Report ☒ Direction Report

DISCUSSION

Background:

PID: 010-790-365
Property Size: 39453 m² (3.9 ha)
OCP Designation: Agricultural
Zoning: A-1(General Ag)

The subject site is bound by McNeil Road to the south and similar adjacent properties to the west, north and east. The site is generally flat, with existing grades near El.1.0 m. The property is part of the Agricultural Land Reserve (ALR), and is within the City of Pitt Meadows designated floodplain. The property currently has farm status with no existing structures.

Zoning and Building Regulations:

All Soil Permit Applications that the City receives undergo an interdepartmental review process to ensure the proposed project meets applicable bylaw and code regulations. For further clarity, under the ALC regulations, the applicants are permitted to construct a principal single family dwelling (SFD) with a maximum of 500 m² of floor area. The City's Zoning regulations are the same as the ALC regulations; however, the Zoning Bylaw contains additional regulations that apply, including maximum: height (10 m), lot coverage (5%) and farm house footprint (600 m²).

Agricultural Land Commission

The Agricultural Land Commission regulation does not require notification of fill deposit activities under specific perimeters in relation to constructing a structure for farm use OR for a principal residence. This project does not require ALC notification.

Relevant Policy, Bylaw or Legislation:

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 also currently under review by staff and amendments will be forthcoming to Council.

The Highway and Traffic Bylaw No. 2260, 2006 regulates traffic and the use of highways and other areas in the City.



ANALYSIS

Soil Removal and Fill Deposit Proposal

The purpose of the proposed fill placement activities is to provide permanent imported structural fill to achieve the required Flood Construction Level (FCL) of 2.45m. Per the Geotechnical Report dated July 20, 2023, the geotechnical investigation concluded that due to the combination of loadings from the proposed structure, and fill required to raise the site, soil improvements with a preload surcharge will be required prior to construction, such that to mitigate long-term settlement. The following is a summary of the application data:

Structure	House	Farm Structure/Driveway
Fill Volume	Preload Fill: 1070 m ³ Structural Fill: 1070 m ³	Preload Fill: ~220 m ³ Structural Fill: ~220 m ³ Driveway Fill: ~167.5 m ³
Fill Area	713 m ²	Structure: 440 m ² Driveway: 335 m ²
Fill Depth	Preload Fill: ~1.5 m Structural Fill: ~1.5 m	Preload Fill: ~0.5 m Structural Fill: ~0.5 m Driveway Fill: ~0.5 m
Fill type	Non-organic and clean (less than 8% fines passing 0.075 mm sieve by weight) 75 mm minus pit run sand and gravel or other granular material approved by the Geotechnical Engineer.	
Preload Duration	~ 6 months	

The following associated Qualified Professional reports and plans have been submitted with the application:

- Geotechnical Report, Able Geotechnical Ltd.
- Preload Design, Able Geotechnical Ltd.
- Riparian Areas Protection Regulation - Assessment Report, Envirowest Consultants inc.

Erosion and Sediment Control

Erosion and Sediment Control measures will be implemented during fill placement and excavation. The implementation and maintenance of erosion and sediment control measures will be monitored and reported on an ongoing basis by the Registered Qualified Professional.

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 Soil Permit will be issued.

KATZIE FIRST NATION CONSIDERATIONS

Referral ☐ Yes ☒ No

SIGN-OFFS**Written by:**

Ashley Seed, Engineering Technologist

Reviewed by:

Alina Torres, Manager of Engineering and Facilities

ATTACHMENT(S):

- A. Aerial Map
- B. Preload Plan