



Provincial Agricultural Land Commission - Staff Report

Application: 51771

Applicants: Leigh & Sheena Holt, Norman & Maryann Pelton, 311627 BC Ltd
Agent: Pacific Land Resource Group Inc
Local Government: District of Maple Ridge

Proposal: EXCLUSION of 62.0 ha from the ALR for proposed industrial uses. Another 20.5 ha is proposed for non-farm uses, including community parks space, recreational trails, and small-scale agriculture uses.

BACKGROUND INFORMATION

This application includes nine properties eight of which comprise the Pelton Reforestation nursery.

PROPERTY INFORMATION

PID: 024-309-991
Legal Description: Lot 2 District Lot 262 Group 1 and the South East Section 26 Township 9 New Westminister District Plan LMP39993

Property Area: 16.0 ha
ALR Area: 16.0 ha
Purchase Date: November 8, 1998
Location: 12960 - 203rd Street
Owner: 0736251 BC Ltd

PID: 025-126-113
Legal Description: Lot 2 Section 26 Township 9 New Westminister District Plan LMP50740

Property Area: 5.1 ha
ALR Area: 5.1 ha
Purchase Date: June 8, 1987
Location: 20370 - 132nd Avenue
Owner: 311627 BC Ltd

PID: 001-683-519
Legal Description: Lot 6 Except: Firstly: Part Subdivided by Plan 69580 Secondly: Parcel A (Statutory Right of Way Plan BCP25021) District Lot 262 Group 1 New Westminister District Plan 28648

Property Area: 25.0 ha
ALR Area: 25.0 ha
Purchase Date: March 7, 1989
Location: fronting 210 Street
Owner: 0736258 BC Ltd

PID: 001-575-091
Legal Description: Lot 6 District Lot 26 Group 1 New Westminister District Plan 25295

Property Area: 0.7 ha
ALR Area: 0.7 ha
Purchase Date: February 29, 2000
Location: 12662 - 203rd St
Owner: Leigh & Sheena Holt

PROPOSAL DETAILS

PROPERTY INFORMATION

PID: 013-273-744
Legal Description: Parcel "A" (Reference Plan 3443) South East Quarter Section 26 Township 9 Except: Firstly: Parcel "One" (Plan with Fee Deposited 24823E) Secondly: Parcel "2" (Bylaw Plan 42674), New Westminster District

Property Area: 6.0 ha
ALR Area: 6.0 ha
Purchase Date: January 28, 1985
Location: 20370 - 132nd Ave
Owner: Norman & Maryann Pelton

PID: 001-718-614
Legal Description: Lot 1 District Lot 262 and 267 Group 1 New Westminster District Plan 69580

Property Area: 17.1 ha
ALR Area: 17.1 ha
Purchase Date: May 7, 1985
Location: 12930 - 203rd Street
Owner: Norman & Maryann Pelton

PID: 001-896-571
Legal Description: Lot 10 District Lots 262 and 267 Group 1 New Westminster District Plan 35743

Property Area: 4.5 ha
ALR Area: 4.5 ha
Purchase Date: February 7, 1987
Location: 12696 - 203rd Street
Owner: Norman & Maryann Pelton

PID: 002-129-728
Legal Description: Lot 30 District Lots 262 and 267 Group 1 New Westminster District Plan 67108

Property Area: 4.0 ha
ALR Area: 4.0 ha
Purchase Date: February 7, 1987
Location: 12766 - 203rd Street
Owner: Norman & Maryann Pelton

PID: 024-309-958
Legal Description: Lot 1 District Lot 267 Group 1 New Westminster District Plan LMP39993

Property Area: 4.0 ha
ALR Area: 4.0 ha
Purchase Date: October 7, 1999
Location: 12960 - 203rd Street
Owner: 0736251 BC Ltd

Total Land Area: 82.4 ha
Total ALR Area: 82.4 ha

LAND USE

Current Land Use:

The property was used for forest seedling production from 1970 until 2009. This included greenhouses and non-soil based agriculture. The property is not being used currently.

Surrounding Land Uses:

North: Agricultural (Equestrian, nursery stock, greenhouses, berry crops, dairy operation)

East: Agricultural (small holdings, equestrian, dairy)

South: Agricultural (small holdings, equestrian, fields)

West: Agricultural (berry crops, fields, nursery stock)

PROPOSAL DETAILS

Exclusion Area: 62.0 ha

Agricultural Capability:

The majority of the area under application is rated as: Prime

Source: BCLI

Mapsheet: 92G/2g

Non- Farm Use Area: 20.0 ha

Non- Farm Use Type: Agricultural/Farm: Mixed Ag Uses

Agricultural Capability:

The majority of the area under application is rated as: Prime

Source: BCLI

Mapsheet: 92G/027

PREVIOUS APPLICATIONS

Application ID: 13927

Legacy #: 10879

Applicant: Pelton Reforestation

Proposal: Propose to subdivide a 0.606 ha lot from the 6.82 ha property

Decision:

Resolution #	Decision Date	Decision Description
2014/1980	October 7, 1980	Refused. The Commission does not wish to encourage the fragmentation of land capable of supporting agricultural use.

RELEVANT APPLICATIONS

Application ID: 16530

Legacy #: 33561

Applicant: Thomas & Patricia Dinsley

Proposal: Exclude 4 properties for residential development.

PID 003-484-467, 20785 Powell Ave. (5.957 ha)

PID 007-724-560, 20695 Powell Ave. (1.16 ha)

PID 010-896-554, 20515 Powell Ave. (1.159 ha)

PID 010-896-571, 20625 Powell Ave. (0.874 ha)

Decision:

Resolution #	Decision Date	Decision Description
4/2005	April 5, 2005	Refuse - no reason to move boundary as that simply moves impact problems to the next boundary. The applicants purchased the land in the ALR and should have known the restrictions on subdivision and exclusion.

LOCAL GOVERNMENT INFORMATION

Official Community Plan:

Designation: Agriculture
OCP Compliance: No

Zoning:

Zoning Bylaw Name: Upland Agriculture
Zoning Designation: A-2
Minimum Lot Size: 4.0 ha
Zoning Compliance: No

Comments and Recommendations:

Board/Council

The Council of Maple Ridge authorized the application to go forward.

Planning Staff

"This application...has been considered in the context of policies of the Official Community Plan (OCP), the Economic Development Strategy, and the Agricultural Plan. All these documents contain policies that could support the application, but also could support the retention of this property for agricultural use. A strength of the application is that the applicant has provided contributory measures to off-set the loss of this agricultural land. However, this application has occurred in advance of the OCP policies for amending the urban area boundary. From a timing perspective the application is not consistent with the OCP."

ALC STAFF COMMENTS

It is recommended that the Commission consider the following:

- The improved ratings of the agricultural capability of the property are identified as prime dominant (Class 2) with limitations of excess water, topography and undesirable soil structure. However, an Agricultural Assessment Report was provided which states that improved ratings, prior to any soil disturbance, ranged mostly from Class 3 to Class 4.
- According to the Agricultural Assessment Report submitted with the application, approximately 71% of the total soil area has been disturbed to some degree by the historic use on the property. Due to the nursery related development on the property, varying amounts of reclamation would be required to make these areas suitable for soil based agriculture.
- The proposal for an industrial park in this location is based on the proximity to the Abernethy Connector and accessibility to other transit and commuter routes. (Please see file #35696 for reference on the Commission's decision regarding the Abernethy Connector and Golden Ears Bridge)
- The Report from the District of Maple Ridge staff discussed that while the OCP recognizes the need for employment/industrial lands, it also speaks to the retainment and promotion of agricultural lands. Further, the OCP states that the majority of growth will be within the Urban Area Boundary (UAB). The lands under application are not within that boundary. The OCP states "the identification of new employment generating lands...outside of the UAB, prior to a comprehensive review of the UAB will be considered premature". An Industrial or Commercial land use strategy has also not been completed by the District of Maple Ridge at this time.
- The property is surrounded by ALR lands and in an area of active agricultural uses. Potential impacts of an industrial use/business park on the surrounding agricultural community have not been addressed in the application.
- Approval of exclusion on the subject property may increase expectation to exclude other agricultural properties in the area. In particular it would heighten the pressure to come out of the ALR on the small rural ALR properties south of the subject property (in between the Abernethy Connector and the ALR boundary)
- The proposal contains many factors which, if implemented, may provide a benefit to the agricultural community. These include: a contribution of \$5,000 to the Drainage Improvement Fund for each acre excluded from the ALR, the creation of an Ag Terminal to improve market opportunities to local farmers, a 3.0 ha area reserved as an "incubator farm" available for lease to encourage new farmers, community gardens, a high-profile agricultural retail area, equestrian riding opportunities, agricultural processing facilities and other agricultural support services.

ALC STAFF COMMENTS

Approximately 6.0 ha of the lands would be retained for agricultural use or supporting uses.

- Some of the agricultural uses proposed could be explored further and considered on their own merits, either as a permitted non-farm use or as a permitted farm use under the Regulations.

There has been extensive correspondence submitted from the public regarding this application, mostly opposed to the proposed exclusion. A summary is attached. (The complete file will be made available for the Commission's review.)

- Commissioners may direct staff to arrange a site visit to improve their understanding of this application.

ATTACHMENTS

51771_ContextMap20k.pdf
51771_AirphotoMap25k.pdf
51771_AgCapabilityMap.pdf
51771proposal1.pdf
51771proposal2.pdf
51771LG report.pdf
51771Ag Report.pdf
51771 Summary of Correspondence.docx

END OF REPORT

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