



**Staff Report**  
**Application # MM – 37922**  
**Applicant: Adrian and Nellie Prinse**

**Agent: Carey Prinse**

**DATE RECEIVED:** January 17, 2008

**DATE PREPARED:** April 8, 2008

**TO:** Chair and Commissioners – South Coast Panel

**FROM:** Ron Wallace, Land Use Planner

**PROPOSAL:** To subdivide the 31.6 ha subject property under the homesite severance policy to create a 0.2 ha homesite for the property owners.

This application is made pursuant to section 21(2) of the *Agricultural Land Commission Act*.

**BACKGROUND INFORMATION:**

The current owner (jointly) have owned, resided upon, and farmed the property prior to 1972. They propose to sell the farm buildings and remainder lot and live on the homesite lot.

**Local Government:**

City of Chilliwack

**Legal Description of Property:**

PID: 013-527-088

East 1/2 of the South East 1/4, Section 28, Township 26, New Westminster District

**Purchase Date:**

The property was purchased prior to 1972.

**Location of Property:**

8325 Banford Road, Chilliwack

**Size of Property:**

31.6 ha (The entire property is in the ALR).

**Present use of the Property:**

Three residences, fully operational dairy farm, bunker silo, dairy barns, equipment shed.

**Surrounding Land Uses:**

**WEST:** Dairy Farm, Road, Chilliwack Cattle Ltd  
**SOUTH:** Prairie Central Road, Dairy Farm, Bakery, Dairy Farm  
**EAST:** Banford Road, Dairy Farm and Hobby Farm  
**NORTH:** Highway 1, dairy farm North of Highway #1

**Agricultural Capability:**

Data Source: Agricultural Capability Map # 92H.011 (digital)  
The majority of the property is identified as having Prime Dominant ratings.

**Official Community Plan and Designation:**

City of Chilliwack OCP Bylaw No. 1998  
Designation: N/A

**Zoning Bylaw and Designation:**

City of Chilliwack Zoning Bylaw No. 2800 (2001)  
Designation: Agricultural Lowland Zone  
Minimum Lot Size: 0.809 ha

**PREVIOUS APPLICATIONS:**

**Application #26198-0**

**Applicant:** Prinse, Adrian and Nellie

**Decision** October 8, 1993

**Date:**

**Proposal:** To subdivide a 0.85 ha homesite from the 12.6 ha subject property under the Commission's HSP.

**Decision:** This proposal was refused due to the large size of the homesite lot. The Commission did approve the subdivision of a 0.35 ha parcel from the southeast corner of the property.

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**LOCAL GOVERNMENT RECOMMENDATIONS/COMMENTS:**

**Local Council**

The Council for the City of Chilliwack forwarded the application with a recommendation of support.

**Local Government Staff**

The owners appear to qualify in all respects for homesite severance subdivision as per ALC requirements.

**STAFF COMMENTS:**

The Commission in previous application #26198 approved subdivision under the conditions of its homesite severance policy for a 0.35 ha lot in the southeast corner of the property. This

subdivision was never completed. The current proposal is to subdivide a 0.2 ha lot from the eastern side of the property along Banford Road.

**ATTACHMENTS:**

1. ALC Context Map
2. Provincial Orthophoto (2004)
3. Agricultural Capability Map
4. Application #26198 previous decision.

**END OF REPORT**

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**Signature**

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**Date**