



Staff Report
Application # MM – 38318
Applicant: Joseph, Sandra & Kevin Beausoleil

Agent: H G Sanborn & Associates Inc

DATE RECEIVED: July 16, 2008

DATE PREPARED: September 15, 2008

TO: Chair and Commissioners – South Coast Panel

FROM: Ron Wallace, Land Use Planner

PROPOSAL: To subdivide the subject property along the ALR boundary creating a ± 7.9 ha lot within the ALR and a ± 4.2 ha lot mostly outside the ALR. Access to the non-ALR property would be via a panhandle along the northern portion of the ALR lot.

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

BACKGROUND INFORMATION:

The Commission has tended to allow applications for subdivision in this area based on the lower capabilities for agriculture due mostly to steep topography and based on the policy of supporting subdivision within the parameters of the existing zoning but not to support rezoning or applications for exclusion from the ALR.

Local Government:

City of Chilliwack

Legal Description of Property:

PID: 007-096-887

Lot 7, Section 11, Township 26, New Westminster District, Plan 34290

Purchase Date:

2003-05-05

Location of Property:

48995 Elk view Road, Ryder Lake, Chilliwack

Size of Property:

12.1 ha (approximately 8 ha lies within the ALR)

Present use of the Property:

This property is off Elk View Road and is used for rural residential purposes. The property is mostly treed.

Surrounding Land Uses:

WEST: Elk View Road, Rural residential
SOUTH: Estate residential
EAST: Treed property outside of the ALR
NORTH: Residential use

Agricultural Capability:

Data Source: Agricultural Capability Map # 92H.011
The majority of the property is identified as having Mixed Prime and Secondary ratings.

Official Community Plan and Designation:

The property is designated comprehensive Development Area in the OCP.

Zoning Bylaw and Designation:

The subject property is zoned 63% Agricultural Upland and 38% Rural. The proposed subdivision is consistent with the minimum lot sizes for both AU and R portion of the property.

PREVIOUS APPLICATIONS:

Application #32712-0

Applicant: Hill, Arthur & Barbara
Decision Date: July 22, 1999
Proposal: To subdivide 0.8 ha (or a 2 ha) lot from the 9.7 ha subject property under Homesite Severance Policy.
Decision: The Commission allowed either a 2 ha or a 0.8 ha Homesite Severance subject to standard terms and conditions.

RELEVANT APPLICATIONS:

Application #37824-0

Applicant: Bless Holdings Ltd
Decision Date: February 20, 2008
Proposal: Boundary adjustment: To subdivide the two subject properties of 0.8 ha and 1.2 to two parcels of approximately 0.7 ha and 1.3 ha.
Decision: Allow as requested.

LOCAL GOVERNMENT RECOMMENDATIONS/COMMENTS:

Local Council

That Council forward the application for subdivision to the ALC without comment.

Local Government Staff

See attached staff report dated July 2, 2008

STAFF COMMENTS:

Staff recommends that the Commission consider the following:

- The agricultural portion of the subject property has a capability rating of mostly class 4 with topography as a limiting factor.
- The proposed subdivision is consistent with the existing zoning.
- It appears that the proposed subdivision would have minimal impact of the agricultural potential of the property.

ATTACHMENTS:

1. Context Map
2. Air Photo Map
3. Agricultural Capability Map
4. Staff Report from Local Government

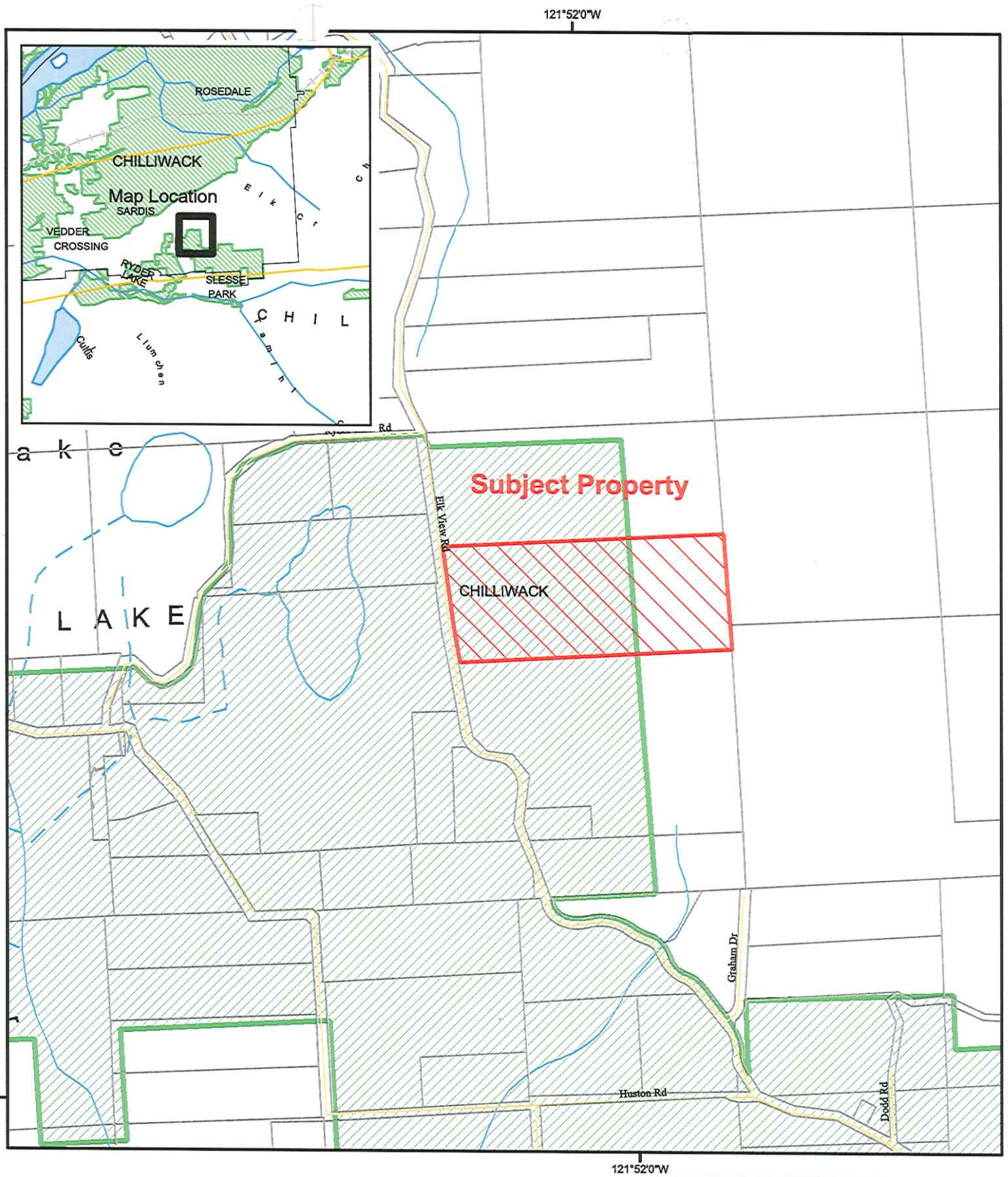
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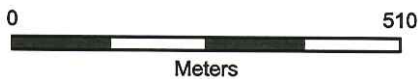
Signature



Date



Context Map
Map Scale: 1:10,000



ALC File #:	38318
Mapsheet #:	92H.011
Map Produced:	Sep 11, 2008
Regional District:	Fraser Valley