



Staff Report
Application # MM – 38346
Applicant: Nicomen Island Farm Ltd
Agent: Fraser Valley

DATE RECEIVED: July 28, 2008

DATE PREPARED: September 15, 2008

TO: Chair and Commissioners – South Coast Panel

FROM: Ron Wallace, Land Use Planner

PROPOSAL: The FVRD is working with the land owner to subdivide two small parcels off the subject property to formalize a boat launch and a gravel parking area as part of the FVRD regional park system. In total the new lots will be 0.67 ha in size.

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

BACKGROUND INFORMATION:

The subject property is located on Nicomen Island within the ALR at the end of Athey Road. The property is a large agricultural holding that is adjacent to the Fraser River. Since the late 1970's the property has been used as an informal boat launch by local residence to access the Fraser River for many years. The FVRD is working with the landowner to formalize the site and incorporate it into the FVRD park system.

Local Government:

Fraser Valley Regional District

Legal Description of Property:

PID: 009-522-239

Parcel 2, East 1/2, Section 4, Township 24, New Westminster District, EXCEPT Firstly: Parcel "A" (Reference Plan 53581), Secondly: Part shown on Plan 4761, Thirdly: Part shown on Plan 4811, Fourthly: Part shown on Plan 12054

Purchase Date:

1955-07-29

Location of Property:

The property is located at the end of Athey Road, Nicomen Island.

Size of Property:

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

Present use of the Property:

The subject property is used as a dairy farm and is located behind the non-standard dyke. A portion of the property that is located in front of the non-standard dyke has been used by local residents as an access point onto the Fraser River. Currently there is a boat launch and gravel parking area which has been in use since the late 1970's.

Surrounding Land Uses:

WEST: Dairy Farm, hay fields, First Nation land holding
SOUTH: Hay Fields and Dyke
EAST: Fraser River
NORTH: Forest (First Nations Land)

Agricultural Capability:

Data Source: Agricultural Capability Map # 92G.020
The majority of the property is identified as having Prime Dominant ratings.

Official Community Plan and Designation:

Designated Agriculture as per "Dewdney-Alouette Regional District DLEN OCP.

Zoning Bylaw and Designation:

A-2 - floodplain agriculture
16 ha minimum parcel size

The OFP, Bylaw No. 436-1986 exempts lots being used as a public use from meeting minimum parcel size.

LOCAL GOVERNMENT RECOMMENDATIONS/COMMENTS:

FVRD Regional Board

The Regional Board passed a resolution to in support of the application.

Agricultural Advisory Committee

The AAC supports the application as proposed.

Local Government Staff

See attached Staff Report.

STAFF COMMENTS:

Staff recommends that the Commission consider the following:

- This use has been in existence since the late 1970's for local area residents.
- A site inspection will benefit the Commission in reviewing the merits of the application and the impact to agriculture.

ATTACHMENTS:

1. Context Map
2. Map of Proposed Use
3. FVRD Staff Report

END OF REPORT



Signature

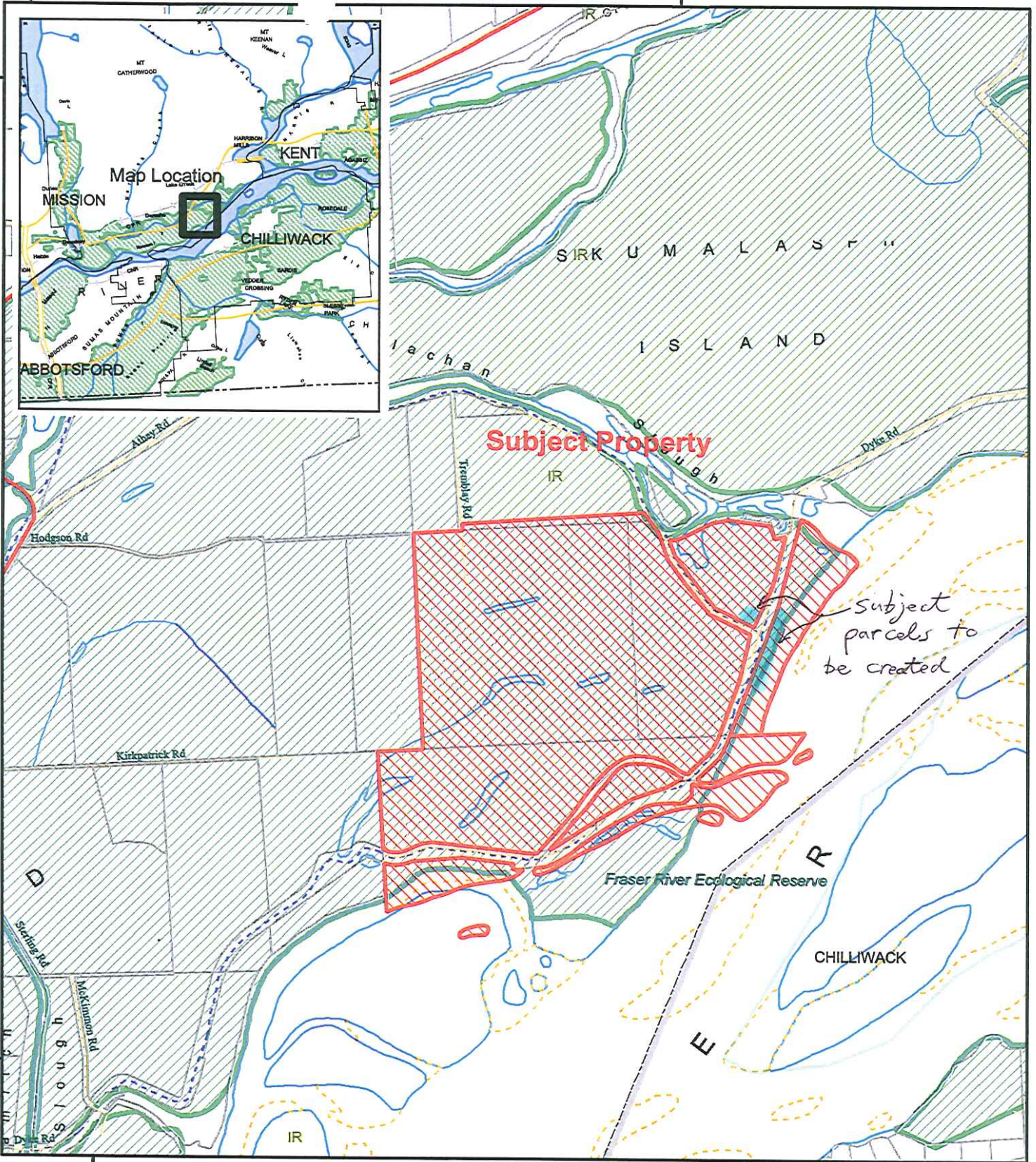


Date

122°40'W

122°20'W

49°12'0"N



49°10'0"N

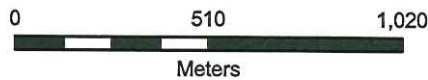
122°40'W

122°20'W



Context Map

Map Scale: 1:20,000



ALC File #:	38346
Mapsheet #:	92G.020
Map Produced:	Sep 11, 2008
Regional District:	Fraser Valley