



Staff Report
Application # MM – 38614
Applicant: John and Pamela Boucher

DATE RECEIVED: November 4, 2008

DATE PREPARED: January 14, 2009

TO: Chair and Commissioners – South Coast Panel

FROM: Simone Rivers, Land Use Planner

PROPOSAL: To lease 1.61 ha of the 2 ha subject property for 15 years. As a long-term lease must be registered on title this request requires Commission approval.

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

BACKGROUND INFORMATION:

There is currently one dwelling on the property and no additional dwellings are proposed. The purpose of the long-term lease is to maintain an active agricultural operation that exists on the subject property.

Local Government:

City of Chilliwack

Legal Description of Property:

PID: 008-405-735
Lot 44, District Lot 336, New Westminster District, Plan 37108

Purchase Date:

August 1983

Location of Property:

9605 Prest Road, Chilliwack

Size of Property:

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

Present use of the Property:

House, barn, shed and Machine shed.

Surrounding Land Uses:

WEST: Hobby Farm - Horses
SOUTH: Agriculture
EAST: Agriculture
NORTH: Hobby farm - Healthy Urban Garden Spaces

Agricultural Capability:

Data Source: Agricultural Capability Map # 92H/4
The majority of the property is identified as having Prime Dominant ratings.

Official Community Plan and Designation:

City of Chilliwack Official Community Plan 1998 designates the property as AG (Agricultural)

Zoning Bylaw and Designation:

City of Chilliwack Zoning Bylaw No. 2800 (2001) designates the property as AL (Agricultural Lowland)
Minimum Parcel Size: 7.5 ha

LOCAL GOVERNMENT RECOMMENDATIONS/COMMENTS:

City of Chilliwack Council: Council forwarded the application without comment.

STAFF COMMENTS:

- The lease appears to encompass the existing buildings on the site and is being proposed to facilitate the agricultural use of the remainder of the subject property by a third party. It is assumed, although not specifically stated in the application, that the applicants wish to retain the use of the residence and buildings on the property and are leasing the agricultural land.
- No information about the proposed use of the remainder is proposed.
- The Commission may wish to ensure that no habitable structures are built on the leased portion of the property by requiring the registration of a no-build covenant on the 1.6 ha portion to be leased.

ATTACHMENTS:

- Sketch with airphoto showing the boundaries of the proposed lease (submitted by the City of Chilliwack)
- Local Government Staff Report (2 pages)
- ALC Context Map – 92H.011 – 1:20,000 (created by ALC Staff)

END OF REPORT

Signature

Date