



# Provincial Agricultural Land Commission - Staff Report

## Application: 45880

**Applicant:** Nan Pu To Monastery Inc.  
**Agent:** John H. Ho  
**Local Government:** Fraser Valley Regional District

**Proposal:** To include 0.7 ha into the ALR in order to facilitate the exclusion of the same amount under application #38921.

## BACKGROUND INFORMATION

The proposal is to construct a monastery on the proposed new lot at the top of the knoll portion of the property. The proposed new lot (4.5 ha in size) would utilize mostly the non-ALR portion of the subject property. However, to ensure that no land is lost from the ALR, the applicants are proposing to remove (from the ALR) a small section of land and add in (into the ALR) a different section to ensure no net loss of ALR lands. The proposed new lot will have a rounded appearance that is shaped to work with the landscape and the existing access to the site. The remainder lot (approximately 44 ha in size) will be entirely within the ALR. It is the intent of the applicants to sell this lot. In summary the proposal is to exclude a small portion of the subject property from the ALR and to include a different small portion of the subject property into the ALR. This will result in the creation of a 4.5 ha lot that will lie outside of the ALR to be then used to construct a monastery.

## PROPERTY INFORMATION

**PID:** 016-727-703  
**Legal Description:** Parcel "A", Section 16, Township 22 and District Lot 5975, Group 1, New Westminster District, Reference Plan 86813  
**Property Area:** 48.5 ha  
**ALR Area:** 44.0 ha  
**Purchase Date:** December 1, 2000  
**Location:** 1615 Robinson Road  
**Owner:** Nan Pu To Monastery Inc.

## LAND USE

### Current Land Use:

The subject property is currently used as a residence for the Fu Yu monks and open pasture land.

### Surrounding Land Uses:

North: Crown land, outside of the ALR  
East: Rural property  
South: Rural residential lots  
West: Crown land, outside of the ALR

## PROPOSAL DETAILS

**Inclusion Area:** 0.7 ha

### Agricultural Capability:

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

**Source:** BCLI

## LOCAL GOVERNMENT INFORMATION

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### Comments and Recommendations:

#### **Agricultural Advisory Committee**

That the FVRD AAC does not object to the ALR application by the Fa Yu Monastery to facilitate a two lot subdivision.

#### **Board/Council**

The FVRD Board does not object to the application by the Fa Yu Monastery to facilitate a two lot subdivision.

## 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 Class 2, 3, 5 and 7 with the limitations of stoniness, topography, excess water and soil moisture deficiency.
- This area proposed for inclusion has the improved ratings of the agricultural capability identified as Class 2, 3, 5 and 7 with the limitations of stoniness, topography, excess water and soil moisture deficiency.
- The applicants have owned the property since December 2000.
- This application is in conjunction with another application (#38921) to exclude 1.0 ha of land.
- Should a better understanding of the property be required, staff could plan a site visit to this property.

## ATTACHMENTS

38922\_Ag Cap Map.pdf  
38921 sketch.pdf  
38921 lg report.pdf  
38921 sketch.pdf  
38921 lg report.pdf  
38922\_Airphoto Map.pdf  
38922\_Context Map 10k.pdf  
38922\_Context Map 25k.pdf

## END OF REPORT

**Prepared by:** Jennifer Carson