



Agricultural Land Commission Staff Report

DATE: September 23, 2009
TO: Vice Chair and Commissioners - South Coast Panel
FROM: Ron Wallace

RE: Application # 50331

PROPOSAL: The applicant has applied for a second employee residence on his hog farm. The proponent has operated the farm for over 20 years and has employed two full-time employees to assist in the hog farm operation.

PROPOSAL INFORMATION

Background: Generally, the Columbia Valley is a rural agricultural area whereby rented accommodations are not readily available. This has resulted in the need for the applicant to supply housing to his employees. Previously, the applicant was able to provide a second employee residence on an adjacent property he owned. This adjacent property is being sold and the applicant will not be able to use this property to provide a residence for his employees.

Received Date: July 29, 2009

Applicant: Michael Soth

Agent: N/A

Local Government: Fraser Valley Regional District

DESCRIPTION OF LAND

PID: 002-222-591

Legal Description: Lot 11 Section 9 Township 22 New Westminster District Plan 64066

Civic Address: 42590 Erho Road

Area: 7.8 ha

ALR Area: 7.8 ha

Purchase Date: July 30, 1984

Owner: Michael Soth

Total Land Area: 7.8 ha

Total ALR Area: 7.8 ha

Current Land Use: The subject property is currently used as a hog farm with a principle residence and one accessory employee residence.

PROPOSAL DETAILS

Surrounding Land Uses:

North Pasture - 16.2 ha
East Hog Farm - 31.5 ha
South Pasture - 7.8 ha
West Pasture - 6.1 ha

Official Community Plan

Bylaw Name: Official Settlement Plan

Designation: Agriculture

OCP Compliance: No

Zoning

Zoning Bylaw Name:

Zoning Designation: Agriculture

Minimum Lot Size: 4.0 ha

Zoning Compliance: No

Committee Recommendations

Type	Recommendation	Description
Board/Council	Approve	<p>Recommended that the proposal be considered based on agricultural land use planning and, if approved, the applicant be required to register a covenant on title for the 2nd employee residence. To forward the application to the Regional Board with a recommendation that the Board forward the application to the ALC based on agricultural land use planning. And that a covenant be registered on title for the 2nd employee residence.</p> <p>Reasons for Support:</p> <ul style="list-style-type: none"> - The proposal meets the Zoning Bylaw regulations permitting accessory employee residences - proposing to place a single-wide manufactured home on a temporary foundation, rather than a permanent structure. - proposing to locate the additional dwelling adjacent to the existing employee residence. - property is currently used as an active hog farm.
Agricultural Advisory Committee	Approve	

STAFF COMMENTS

The proposed additional single-wide manufactured home could be easily removed if no longer used/required an an employee residence. Support for the proposal is recommend subject to a covenant being registered on title stipulating that the second residence may only be used to house a full-time employee.

ATTACHMENTS

- 50331_AgCapabilityMap.pdf
- 50331_AirphotoMap.pdf
- 50331_ContextMap20k.pdf

END OF REPORT

Signature

Date
