



Agricultural Land Commission Staff Report

DATE: December 10, 2009
TO: Vice Chair and Commissioners - South Coast Panel
FROM: Martin Collins

RE: Application # 50343
PROPOSAL: To use the 2 ha property for truck parking uses. The property contains a house and the truck parking area occupies the remainder.

PROPOSAL INFORMATION

Background: Recently there has been an increase in truck parking on ALR lands. The ALC and the Surrey By-law Enforcement department recently sent letters to a number of landowners within the ALR who are parking trucks on their properties, advising the landowners that truck parking is not a permitted use within ALR lands. The ALC has received five non farm use applications for truck parking.

Received Date: July 30, 2009

Applicant: Nirender & Sukhjot Pataria

Agent: N/A

Local Government: City of Surrey

DESCRIPTION OF LAND

PID: 011-161-922

Legal Description: Lot 5 Section 34 Township 1 New Westminster District Plan 5697

Civic Address: 15086 - 46 Avenue

Area: 2 ha

ALR Area: 2 ha

Purchase Date: August 4, 2003

Owner: Nirender & Sukhjot Pataria

Total Land Area: 2 ha
Total ALR Area: 2 ha
Current Land Use: Residence, truck parking for a fleet of 13 trucks.

PROPOSAL DETAILS

Surrounding Land Uses:

North 2 ha rural residence in the ALR
East 3 ha rural residence in the ALR
South Large (~8 ha) uncultivated parcel in the ALR
West Serpentine River, cultivated farmlands beyond

Official Community Plan

Bylaw Name: Surrey OCP

Designation: Agricultural

OCP Compliance: No

Zoning

Zoning Bylaw Name: Surrey Zoning Bylaw

Zoning Designation: A-1 Zone

Minimum Lot Size: 2.0 ha

Zoning Compliance: No

Committee Recommendations

Type	Recommendation	Description
Planning Staff	Refuse	The Planning and Development staff recommended that the non-farm use application be denied.
Board/Council	No Comment	City of Surrey Council forwarded the application without comment.
Agricultural Advisory Committee	Refuse	On May 7, 2009, the AAC recommended denial of the non-farm use application. See attachment.

STAFF COMMENTS

Staff suggests that the Commission consider the following:

- 1) The black and white airphoto indicates that the entire 2 ha area has no agricultural capability because of filling and truck parking uses.
- 2) Prior to filling the best information available suggests that the land was comprised of organic soils with challenges of excessive wetness.
- 3) Given the size and location of the home, the property would have limited potential for agricultural development because of its relatively small arable area.
- 4) Permitting truck parking on the property could set a precedent for similar uses throughout the ALR in Surrey, resulting in the substantial permanent alienation of arable land.

ATTACHMENTS

- 50343 bw airphoto.pdf
- 50343 sketch.pdf
- 50343 - ContextMap50k.pdf
- 50343 - AirPhotoMap5k.pdf
- 50343 - AgCapMap.pdf
- 50343 council and AAC reports.pdf

END OF REPORT

Signature

Date
