



## Agricultural Land Commission Staff Report

**DATE:** January 19, 2010  
**TO:** Vice Chair and Commissioners - South Coast Panel  
**FROM:** Ron Wallace

**RE:** Application # 50368

**PROPOSAL:** The proposal is for a boundary line adjustment between two existing properties of 7.82 ha and of 3.2 ha. The proposal will increase the Hardy Road property to approximately 10.7 ha and decrease the Hot Springs Road property to approximately 0.31 ha. The applicant has requested a realignment of boundaries for the subject properties to make the Hardy Road property larger and more viable as a working farm.

### PROPOSAL INFORMATION

**Background:** x  
**Received Date:** August 10, 2009  
**Applicant:** Roland Hatt  
**Agent:** W. Maxwell R Newby  
**Local Government:** District of Kent

### DESCRIPTION OF LAND

**PID:** 009-040-323  
**Legal Description:** Lot 15 Section 1 Township 4 Range 29 West of the 6th Meridian New Westminster District Plan 29468  
**Civic Address:** 3591 Hot Springs Road, Agassiz  
**Area:** 3.2 ha  
**ALR Area:** 3.2 ha  
**Purchase Date:** November 19, 2008  
**Owner:** Roland Hatt

**PID:** 013-160-672  
**Legal Description:** Parcel "C" (Reference Plan 10173) North Half of the South West Quarter Section 1 Township 4 Range 29 West of the 6th Meridian Except: Part Subdivided by Plan 38656, New Westminister District  
**Civic Address:** 3645 Hardy Road, Agassiz  
**Area:** 7.8 ha  
**ALR Area:** 7.8 ha  
**Purchase Date:** November 11, 2008  
**Owner:** Roland Hatt

**Total Land Area:** 11 ha  
**Total ALR Area:** 11 ha  
**Current Land Use:** All but small portions of both properties are leased to Hatt Farm Ltd. for agricultural purposes. The easterly .31 ha portion of the latter property contains the derelict house. The westerly portion of the former property contains the house, shop and old barn all of which are rented to a third party tenant

## PROPOSAL DETAILS

### Subdivision

Area	Agricultural Capability	Agricultural Capability Source
11.0	Prime	BCLI

Number of Lots	Lot Size (ha)
1	0.3
1	10.7

### Surrounding Land Uses:

North	Numerous small holdings and one larger parcel of grassland and bush which said parcel is not intensely farmed
East	Several parcels of farmland, some of which are not intensely farmed
South	Small hazelnut farm of approximately 5 acres and 1 dairy farm of approximately 65 acres
West	Several parcels of farmland

### Official Community Plan

**Bylaw Name:** Agriculture  
**Designation:** Agriculture  
**OCP Compliance:** No

### Zoning

**Zoning Bylaw Name:** Bylaw No. 1219, 2001  
**Zoning Designation:** Agricultural (A)  
**Minimum Lot Size:** 2.0 ha  
**Zoning Compliance:** No

### Committee Recommendations

Type	Recommendation	Description
Board/Council	Approve	That if the application receives ALC approval, the applicant provides the following as a condition of subdivision approval: a. Proof of suitable on-site dewatering disposal for the proposed 0.31 ha lot and b. Provision of a homeplate covenant for the proposed 10.7 ha lot.

## **STAFF COMMENTS**

Allow as proposed boundary line adjustment creates a 10.7 ha property which is suitable for farm use. The creation of a 0.3 ha lot along Hot Springs Road is consistent with the lots to the north which are also 0.3 ha in size.

## **ATTACHMENTS**

50368 - AirPhotoMap10k.pdf  
50368 - ContextMap50k.pdf  
50368 - AgCapMap.pdf  
proposal.pdf

## **END OF REPORT**

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**Signature**

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**Date**