



Agricultural Land Commission Staff Report

DATE: March 10, 2010
TO: Vice Chair and Commissioners - South Coast Panel
FROM: Ron Wallace

RE: Application # 51027
PROPOSAL: To reconfigure the existing seven (7) lot site to a total of 6 lots. The proposed reconfiguration would result in five 0.4 ha lots, one 10.4 ha lot and a 0.1 ha environmental setoff at the base of the hill.

PROPOSAL INFORMATION

Background: The subject site comprises seven existing lots with a total area of 12.5 ha. It is located on the east side of the Serpentine Canal, north of 60 Avenue and south of 62 Avenue (neither of which is constructed except for a drainage ditch down the middle of the road allowance). This block of ALR land is substantially within the 200-year floodplain. Initially the owners of the subject properties considered applying to construct roads to access single family homes on each of the existing seven parcels, however the City of Surrey Planning and Engineering Departments advised that a recently adopted Neighbourhood Concept Plan (NCP) does not allow extension of a constructed road on the 62 Avenue allowance. The current proposal, resulting from a number of meetings with City of Surrey Staff and the Agricultural Advisory Committee, recognizes that Lot 7 has no access thus should not be counted toward the total number of new parcels.

Received Date: November 24, 2009
Applicant: Amarjit Hayre
Agent: H.Y. Engineering Ltd (Richard Brooks)
Local Government: City of Surrey

DESCRIPTION OF LAND

PID: 012-198-528
Legal Description: Lot 8 Block 2 Section 12 Township 2 New Westminster District Plan 1435
Civic Address: 16011 - 60th Ave, Surrey
Area: 1.4 ha
ALR Area: 1.4 ha
Purchase Date: May 24, 2007
Owner: Sucha Padda

PID: 012-198-536
Legal Description: Lot 9 Block 2 Section 12 Township 2 New Westminster District Plan 1435
Civic Address: 16077 - 60th Avenue, Surrey

Area: 1.9 ha
ALR Area: 1.9 ha
Purchase Date: May 24, 2007
Owner: Gurtek Nagra

PID: 012-198-510
Legal Description: Lot 7 Block 2 Section 12 Township 2 New Westminster District Plan 1435
Civic Address: 16088 - 62th Avenue, Surrey
Area: 1.3 ha
ALR Area: 1.3 ha
Purchase Date: May 24, 2007
Owner: North West View Holdings Inc

PID: 012-198-544
Legal Description: Lot 10 Block 2 Section 12 Township 2 New Westminster District Plan 1435
Civic Address: 16129 - 60th Avenue
Area: 1.9 ha
ALR Area: 1.9 ha
Purchase Date: May 24, 2007
Owner: Iqbal Gill

PID: 011-874-350
Legal Description: Lot 11 Block 2 Section 12 Township 2 New Westminster District Plan 1435
Civic Address: 16171 - 60th Avenue, Surrey
Area: 1.9 ha
ALR Area: 1.9 ha
Purchase Date: May 24, 2007
Owner: Jaswinder Hayre

PID: 012-198-501
Legal Description: Lot 6 Block 2 Section 12 Township 2 New Westminster District Plan 1435
Civic Address: 16132 - 62nd Avenue, Surrey
Area: 1.8 ha
ALR Area: 1.8 ha
Purchase Date: May 24, 2007
Owner: Gurinder Sooch

PID: 012-198-498
Legal Description: Lot 5 Block 2 Section 12 Township 2 New Westminster District Plan 1435
Civic Address: 16174 - 62nd Avenue, Surrey

Area: 1.8 ha
ALR Area: 1.8 ha
Purchase Date: May 24, 2007
Owner: Harpal Sooch

Total Land Area: 12 ha
Total ALR Area: 12 ha

Current Land Use: The subject site comprises seven existing lots ranging in size from 1.3 ha to 1.9 ha. Two of the lots front the 62 Avenue allowance, one fronted the 62 Avenue allowance until access was cut off by construction of the dyke, and the other four lots front the 60 Avenue allowance. There is an informal farm access to the south-east corner of the total property but there are no dwellings or structures. The north end of the total property has been planted to blueberries and the remnants of an irrigation system are in place. It was noted from the report prepared by Golder Associates that reed canary grass is taking over the blueberry plantation.

PROPOSAL DETAILS

Subdivision

Area	Agricultural Capability	Agricultural Capability Source
12.5	Mixed Prime and Secondary	BCLI

Number of Lots	Lot Size (ha)
4	0.4
1	0.5
1	10.4

Surrounding Land Uses:

North	Farmland (ALR)
East	Residential east of a parkland buffer
South	2.0 ha lots (3 vacant, one residence - all ALR)
West	Farmland (ALR - across Serpentine Canal)

Official Community Plan

Bylaw Name: Surrey OCP
Designation: Agricultural
OCP Compliance: No

Zoning

Zoning Bylaw Name: Bylaw 12000
Zoning Designation: General Agriculture (A-1)
Minimum Lot Size: 4.0 ha
Zoning Compliance: No

Committee Recommendations

Type	Recommendation	Description
Planning Staff	See Report	Local government Report is attached for review.
Board/Council	Approve	Council approved the Planning and Development Department's recommendation to forward the application for subdivision within the ALR to the Commission.
Agricultural Advisory Committee	See Report	Various proposals to reconfigure the existing 7 lots were presented at the AAC. On July 9, 2009, the AAC reviewed the latest proposal for subdivision into six 0.4 ha lots and one 10 ha lot. The AAC recommended the referral of this application to the ALC with the following comments: (a) To provide a net benefit to agriculture the proposed subdivision should be reconfigured to include five residential lots in so far as existing Lot 7 may not be buildable in its current form; (b) None of the workings of the subdivisions to cause an encumbrance on the adjoining properties; (c) A restrictive covenant be placed on the largest lot (to ensure its use for agriculture); and (d) The maximum area be used for agriculture.

STAFF COMMENTS

The proposed reconfiguration of the existing seven lots to create five rural residential lots, one 10.4 ha farm lot and a 0.1 ha environmental offset park extension is supported by the City of Surrey Management and Staff, Surrey Council and the Agricultural Advisory Committee, as it proposes to meet conditions outlined by the City. It is generally believed that the reconfigured lots will provide a greater overall potential for agricultural use than having seven owners trying to farm under the existing lot configuration.

Staff wish to draw attention to the fact that the design is also intended to allow an opportunity for the owners of the five smaller parcels each to lease the north half of their properties for use as part of the farm, with the engineered sewage disposal field mound forming a buffer.

ATTACHMENTS

51027_ContextMap50k.pdf
51027_AirphotoMap20k.pdf
51027_AgCapabilityMap.pdf

END OF REPORT

Signature

Date