



## Agricultural Land Commission Staff Report

**DATE:** March 4, 2010  
**TO:** Vice Chair and Commissioners - South Coast Panel  
**FROM:** Tony Pellett

**RE:** Application # 51287  
**PROPOSAL:** Exclusion & Subdivision

### PROPOSAL INFORMATION

**Background:** Owner wishes to exclude the northern 1.6 ha of the 2.5 ha property to accommodate light industrial uses that support the agricultural community. The remainder is to be subdivided off and retained in the ALR for agricultural purposes. On the south, the boundary with the adjacent ALR parcel will be adjusted to increase the size of that parcel to 0.8 ha so as to enable the owner to obtain farm assessment per the decision on Application #33846.

**Received Date:** January 4, 2010  
**Applicant:** Westcoast Robotics Ltd  
**Agent:** N/A  
**Local Government:** District of Kent

### DESCRIPTION OF LAND

**PID:** 009-343-407  
**Legal Description:** Lot 9 Sec.26 Twp.3 Rge.29 W6M, NWD, Plan 24365  
**Civic Address:** 5936 Lougheed Hwy via Davis Lane  
**Area:** 1 ha  
**ALR Area:** 1 ha  
**Purchase Date:** September 30, 2009  
**Owner:**

**PID:** 013-205-692  
**Legal Description:** Pcl.1 (Reference Plan 10045) of Pcl. "J" of the N 1/2 of the SE 1/4 Sec.26 Twp.3 Rge.29 W6M NWD, EXCEPT Part on SRW Plan 25182  
**Civic Address:** 5936 Lougheed Highway  
**Area:** 1.5 ha  
**ALR Area:** 1.5 ha  
**Purchase Date:** September 30, 2009  
**Owner:** Westcoast Robotics Ltd

**Total Land Area:** 2.5 ha

**Total ALR Area:** 2.5 ha

**Current Land Use:** The property consists of two parcels which formerly accommodated a 1962 hotel (straddling the boundary of the two parcels) and a 1975 golf driving range. Early in 2009, the hotel and the driving range infrastructure were destroyed by fire. Parking lots and septic tanks are still in place. The southern part of the property and most of the driving range were relatively undisturbed when a previous panel conducted an on-site inspection on 30 July 2001.

## PROPOSAL DETAILS

### Surrounding Land Uses:

North Farm  
East Residential & Farm  
South Railway & Farm  
West Farm

### Official Community Plan

**Bylaw Name:**

**Designation:**

**OCP Compliance:**

### Zoning

**Zoning Bylaw Name:**

**Zoning Designation:**

**Minimum Lot Size:**

**Zoning Compliance:**

## PREVIOUS APPLICATIONS

**Application #:** 17076

**Applicant:** Odyssey Inn Ltd

**Proposal:** To develop the properties from the ALR as a means of dealing with historic development issues (i.e., hotel development) and re-zoning issues.

### Decisions:

Resolution Number	Decision Date	Decision Description
407	July 30, 2001	The Commission refused the request to exlude the properties as proposed. However, the Commission approved the alignment of the property boundaries, re-development of the hotel and the re-development of the driving range subject to the consolidation of the portion of the eastern subject property with the adjacent 0.78 hectare lot.

**Application #:** 1453

**Applicant:** VALEND HOLDINGS LTD

**Proposal:**

**Decisions:**

Resolution Number	Decision Date	Decision Description
<b>Note:</b>	Decision date June 24, 1993.	Application to change golf driving range to RV park. Refused on the grounds that RV park would be harder to convert to agricultural use.

## RELEVANT APPLICATIONS

**Application #:** 33888

**Applicant:** Steve Medysnki

**Proposal:**

**Decisions:**

Resolution Number	Decision Date	Decision Description
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**Note:** Adjust property boundary to reflect a building encroachment. Allowed, but inadvertently brought the area of one parcel to 0.78 ha thereby raising the farm assessment limit from \$2500 to \$10,000.

## STAFF COMMENTS

The proposed transfer of property to the neighbour is as required in 2001. The strip to be transferred is treed but would enable farm assessment.

The proposed agri-business use may be appropriate for the disturbed area of the property if it benefits agriculture in Kent. That use may be guaranteed by allowing exclusion subject to the registration in favour of the Commission of a covenant respecting land use; or it may be guaranteed by refusing exclusion but allowing the requested land use.

Retaining the undisturbed area for agriculture would be appropriate, but the size of that area should be validated by on-site inspection.

If Kent requires widening of Davis Lane, the Commission may wish to ascertain the impact on the area to be preserved for agriculture.

## ATTACHMENTS

51287\_ContextMap20k.pdf

51287\_AgCapabilityMap.pdf

51287\_AirphotoMap10k.pdf

## END OF REPORT

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Signature

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Date