



Agricultural Land Commission Staff Report

DATE: May 11, 2010
TO: Vice Chair and Commissioners - South Coast Panel
FROM: Ron Wallace

RE: Application # 51619

PROPOSAL: The proposal is to build a residential unit (i.e. garden suite) above a detached garage as a secondary dwelling in addition to the existing main residence. A garden suite is not a permitted use in the ALR. However under the ALC regulations one secondary suite within the single family dwelling is permitted unless otherwise prohibited by a local government bylaw.

Secondary suite — means an area set aside for residential use, within the footprint of a single family dwelling, and secondary or ancillary to the residential use of that single family dwelling.

PROPOSAL INFORMATION

Background: The subject property is 0.8 ha and is used for residential purposes. The District of Maple Ridge makes the claim that detached garden suites (residential units constructed as a second storey to a permitted accessory building) are similar in scale and impact to a secondary suite, which is a permitted use under the Commission's regulations. The District recommends that staff be directed to collaborate with the Commission in the preparation of acceptable guidelines for similar applications that may occur within the District in order to expedite their approval. A copy of this report and proposed guidelines for the siting of garden suites in the ALR in the District of Maple Ridge is attached.

Received Date: March 1, 2010
Applicant: Dan & Jeanette Wardrope
Agent: N/A
Local Government: District of Maple Ridge

DESCRIPTION OF LAND

PID: 000-961-965
Legal Description: Lot 19 Section 29 Township 12 New Westminster District Plan 32791
Civic Address: 12852 - 224th Street
Area: .8 ha
ALR Area: .8 ha
Purchase Date: July 3, 2003
Owner: Dan & Jeanette Wardrope

Total Land Area: .8 ha
Total ALR Area: .8 ha

Current Land Use: There is a main residence and garage on the property.

PROPOSAL DETAILS

Non Farm Use

| Area | Agricultural Capability | Agricultural Capability Source |
|------|---------------------------|--------------------------------|
| 0.1 | Mixed Prime and Secondary | BCLI |

Surrounding Land Uses:

| | |
|-------|------------------------------------------------|
| North | Rural residential |
| East | Farm and rural residential |
| South | Vacant recreational land (Municipal ownership) |
| West | 2 properties, farm and rural residential |

Official Community Plan

Bylaw Name: Agricultural

Designation: Agricultural

OCP Compliance: Yes

Zoning

Zoning Bylaw Name: RS-3

Zoning Designation: RS-3

Minimum Lot Size: 0.8 ha

Zoning Compliance: Yes

Committee Recommendations

| Type | Recommendation | Description |
|---------------|----------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Board/Council | Approve | Two resolutions, dated February 9, 2010 one authorizing application to proceed and one directing staff to prepare generic guidelines for the Commission's consideration. |

STAFF COMMENTS

This application is based on Policy #8 of the Agricultural Land Commission which permits within the ALR a secondary suite for residential purposes. The Commission defines a secondary suite as "an area set aside for residential use, within the footprint of a single family dwelling, and secondary or ancillary to the residential use of that single family dwelling."

The concept of detached garden suites was first identified in the Maple Ridge Official Community Plan, adopted on November 14, 2006. As a result, district Council directed its staff to develop proposed guidelines for the siting of garden suites in the ALR in the District of Maple Ridge. A copy of these proposed guidelines are attached for review.

The intent of such a review would be to determine acceptable conditions for the scale and siting of this residential use in order to avoid having to commence each proposal with a non farm use application. The District suggests a possible process would be for the Commission to pass a resolution that gives the District the authority to issue building permits for this purpose.

ATTACHMENTS

51619_ContextMap50k.pdf
51619_AirphotoMap10k.pdf
51619_AgCapabilityMap.pdf

END OF REPORT

Signature

Date