



## Agricultural Land Commission Staff Report

**DATE:** June 22, 2010  
**TO:** Vice Chair and Commissioners - South Coast Panel  
**FROM:** Ron Wallace

**RE:** Application # 51727  
**PROPOSAL:** The proposal is to subdivide 0.8 ha off the front portion of the 5.8 ha property pursuant to the ALC's Homesite Severance Policy. The owner of the property can no longer farm the property due to his old age and health condition.

### PROPOSAL INFORMATION

**Background:** The original proposal for homesite severance in 2007 (ALC file # 38033) was denied, but the applicant has met with Commission staff to clarify concerns about "aging in place" for long term residents in the ALR, and the owner's hope for a more favourable review of this application.

**Received Date:** May 10, 2010  
**Applicant:** Bernard and Patricia Schollen  
**Agent:** Anthony Schollen  
**Local Government:** District of Maple Ridge

### DESCRIPTION OF LAND

**PID:** 004-744-756  
**Legal Description:** Parcel "B" (Reference Plan 7620) of the North Half of the North West Quarter Section 23 Township 12 Except: Firstly: North West 435 Feet by 435 Feet. Secondly: Parcel "One" (Explanatory Plan 9244), New Westminster District  
**Civic Address:** 12616 - 248 Street, Maple Ridge  
**Area:** 5.8 ha  
**ALR Area:** 5.8 ha  
**Purchase Date:** July 18, 1972  
**Owner:** Bernard and Patricia Schollen

**Total Land Area:** 5.8 ha  
**Total ALR Area:** 5.8 ha  
**Current Land Use:** The property is used for residential purposes including the boarding of two horses in a small barn.

### PROPOSAL DETAILS

**Subdivision  
Area**

**Agricultural  
Capability**

5.8 Prime Dominant

**Agricultural  
Capability Source**

BCLI

**Number of Lots    Lot Size (ha)**

1                    0.8  
1                    5.0

**Surrounding Land Uses:**

North      Residential acreage  
East        Residential acreage  
South      Residential acreages - 0.8 ha and 1.8 ha lots  
West        ALR - 4 ha

**Official Community Plan**

**Bylaw Name:**        N/A  
**Designation:**        Agriculture  
**OCP Compliance:** Yes

**Zoning**

**Zoning Bylaw Name:** N/A  
**Zoning Designation:** RS-3 One Family Rural Residential  
**Minimum Lot Size:**    0.8 ha  
**Zoning Compliance:** Yes

**PREVIOUS APPLICATIONS**

**Application #:** 44879  
**Applicant:**        Bernard and Patricia Schollen  
**Proposal:**        Subdivision - Homesite Severance. Subdivide a 0.8 ha parcel off the 5.8 ha subject property to build new home and sell the remaining 5.2 ha as viable farmland.

**Decisions:**

| <b>Resolution Number</b> | <b>Decision Date</b> | <b>Decision Description</b>       |
|--------------------------|----------------------|-----------------------------------|
| 404                      | June 18, 2008        | Refuse as proposed due to impact. |

**Committee Recommendations**

| <b>Type</b>    | <b>Recommendation</b> | <b>Description</b>                                                                                                                                                                                                         |
|----------------|-----------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Planning Staff | See Report            | The recommendation is to allow this application to proceed to the ALC, with the understanding that should this application be successful, the application will have to comply with municipal requirements for subdivision. |
| Board/Council  | Approve               | The local Council authorized the application to proceed to the ALC.                                                                                                                                                        |

**STAFF COMMENTS**

Staff has the following comments:

- The Commission considered the same application from the owner in 2008. The application was refused.
- The applicant's son met with Commission staff after receiving a refusal for the previous application and prior to submitting the current application. During the meeting the prospect of acquiring (via either purchase or easement) the panhandle portion of the adjacent property to the south was discussed. The adjacent property to the south does not use the panhandle portion of the property for access; instead access to the property is from Marshall Road to the south. Should the applicant be able to acquire the panhandle portion of the adjacent lot for access to the proposed farm parcel, and should (possibly) the proposed homesite parcel be made smaller (i.e. ~0.4 ha instead of 0.8 ha), the proposal makes better use of ALR land than the previous application.

## **ATTACHMENTS**

51727\_ContextMap20k.pdf  
51727\_AgCapabilityMap.pdf  
51727\_GoogleEarth.jpg

## **END OF REPORT**

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**Signature**

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**Date**