



Provincial Agricultural Land Commission - Staff Report

Application: 52472

Applicant: Lear Properties Inc
Local Government: Fraser Valley

Proposal: To include ~9 ha of DL 571 into the ALR. The application arises from the ALC's resolution # 225/2002 which permitted a four (by 4 ha) lot subdivision of an adjoining 16 ha parcel (DL 567) subject to the inclusion of 9 ha of DL 571 into the ALR, and the addition of ~ 3 ha of the inclusion area to the two northerly 4 ha lots.

BACKGROUND INFORMATION

See file: MM - 34165, ALC Resolution # 225/2002

PROPERTY INFORMATION

PID: 000-539-783
Legal Description: Lot 571 Group 2 New Westminster District
Property Area: 48.4 ha
ALR Area: 0.0 ha
Purchase Date: August 31, 1998
Location: Bench Road Ryder Lake area
Owner: Lear Properties Inc

LAND USE

Current Land Use:

The inclusion areas are partly forested benchlands, that have agricultural potential. No residences or structures exist on the parcels.

Surrounding Land Uses:

North: 16 ha ALR parcel, partially cleared and improved for agriculture.
East: Unimproved non ALR
South: Non ALR, rough canyon terrain, residential subdivision along the Chilliwack River.
West: Non ALR, rough canyon terrain

PROPOSAL DETAILS

Inclusion Area: 9.0 ha

Agricultural Capability:

The majority of the area under application is rated as: Mixed Prime and Secondary

Source: BCL

Mapsheet: 92 H/4c

RELEVANT APPLICATIONS

Application ID: 17812

Legacy #: 34165

Applicant: Lear Properties Inc

Proposal: To subdivide the 16 ha parcel into four 4 ha lots.

Decision:

Resolution #	Decision Date	Decision Description
225/2002	May 31, 2002	Allow the subdivision subject to the inclusion of aerable lands on the adjacent L. 571 and the consolidation of a portion of DL. 571 with the proposed northern lot on L. 567.

LOCAL GOVERNMENT INFORMATION

Official Community Plan:

Bylaw Name: Not provided

Designation: Limited Use

OCP Compliance: Yes

Zoning:

Zoning Bylaw Name: Not provided

Zoning Designation: Limited Use (L-1)

Minimum Lot Size: 8.0 ha

Zoning Compliance: Yes

Comments and Recommendations:

Board/Council

The Fraser Valley Regional District board of directors forwarded the application with a recommendation of support.

ALC STAFF COMMENTS

Staff recommends that the application for the inclusion of 9 ha into the ALR be allowed because it is consistent with Commission direction provided in Resolution #225/2002. The land proposed for inclusion has agricultural capability, with an improved BCLI rating of (7:4TP 3:3TP)

END OF REPORT

Prepared by: Martin Collins, October 12, 2011