



Provincial Agricultural Land Commission - Staff Report

Application: 52501

Applicants: Augustinian Monastery of BC, Augustinian Fathers (Ontario) Inc, Augustine House Society, Roman Catholic Archbishop of Vancouver
Agent: Brian G. Hart & Co.
Local Government: Corporation of Delta

Proposal: Subdivision / Boundary Adjustment between 4 parcels all currently owned by subsidiaries of the Catholic Church.

BACKGROUND INFORMATION

Current set up:

Lot 1: 1.8 ha - Sacred Heart Parish and school

Lot 2: 0.5 ha - Vacant lot between Arthur Drive and the Chilukthan slough

Lot 3: 1.3 ha - Augustine House Residence for Seniors

Lot 4: 47.7 ha - Cultivated fields, soccer field and Augustinian monastery

Proposed lots:

Lot 1: 3.2 ha - Sacred Heart Parish and School including soccer field and corresponding portion of vacant lot

Lot 2: 1.4 ha - Augustinian Monastery and corresponding portion of vacant lot

Lot 3: 1.5 ha - Seniors Residence (Augustine House), portion of lot 4 consisting of existing parking, emergency exit route and corresponding portion of vacant lot

Lot 4: 45 ha - Remaining portion of arable land including existing barn - minus the soccer field and land already converted to parking/emergency exit route for Seniors Residence (Augustine House)

PROPERTY INFORMATION

PID: 004-905-172
Legal Description: Lot 317 Except Part in Plan LMP52137 District Lot 177 Group 2 New Westminster District Plan Plan 51237
Property Area: 47.7 ha
ALR Area: 47.7 ha
Purchase Date: December 17, 2001
Location: 3890 Arthur Drive; south of Ladner.
Owner: Augustinian Monastery of British Columbia

PID: 004-905-130
Legal Description: Lot 316 District Lot 177 NWD Group 2 Plan 51237
Property Area: 1.8 ha
ALR Area: 1.8 ha
Purchase Date: April 5, 1977
Location: South of Ladner on Arthur Drive.
Owner: Roman Catholic Archbishop of Vancouver

PID: 012-908-029
Legal Description: Part 1.95 Acre More or Less (Reference Plan 6964) District Lot 110 Group 2 New Westminster District Except Part In Plan BCP42137
Property Area: 0.5 ha
ALR Area: 0.5 ha
Purchase Date: September 1, 2009
Location:
Owner: Augustinian Fathers (Ontario) Inc

PID: 025-211-170
Legal Description: Lot 318 District Lot 177 Group 2 New Westminster District Plan LMP52137
Property Area: 1.3 ha
ALR Area: 1.3 ha
Purchase Date: December 7, 2001
Location:
Owner: Augustine House Society

Total Land Area: 51.3 ha
Total ALR Area: 51.3 ha

LAND USE

Current Land Use:

Lot 1: Sacred Heart Parish and school

Lot 2: Vacant and overflow parking for the Church site - sliver between Arthur Dr and slough

Lot 3: Seniors Residence (Augustine House)

Lot 4: Monastery, soccer field behind school and cultivated fields - one barn present.

Surrounding Land Uses:

North: ALR: A1 Cultivated field

East: ALR: A1 Hwy 17, Cultivated field

South: ALR: A1 Green house operation

West: ALR: A1 Arthur Dr, Residence and cultivated fields

PROPOSAL DETAILS

Subdivision - ALR Area: 51.3 ha

Number of Lots	ALR Area of Lot (ha)
1	45.0
1	3.2
2	1.4

Agricultural Capability:

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

Source: CLI

Mapsheet: 92G/3a

PREVIOUS APPLICATIONS

Application ID: 6019

Legacy #: 30812

Applicant: Augustinian Monastery of BC

Proposal: The applicants are seeking permission to subdivide a 1.3 ha parcel from the 49 ha property in order to develop the site for a 113 unit senior citizen retirement centre.

Decision:

Resolution #	Decision Date	Decision Description
882/1996	October 9, 1996	Refusal on the grounds that the land has the capability of supporting a wide range of agricultural uses. Furthermore, the introduction of the proposed seniors housing complex into this area would increase the pressure for further non-farm development and increase the likelihood of conflicts between the residents of the proposed facility and surrounding and/or future farm operations.

Note: 1996: Refuse
1997: Recon 464/97 - 100 unit - Refuse
1999: Recon 609/99 - Allow with consolidation of separate parcels in other area within the ALR (not listed)
"Lot 3"

Application ID: 5826

Legacy #: 00882

Applicant: Augustinian Monastery of B.C.

Proposal: To subdivide a parcel of 4.59 ac from the 121 ac property. In 1959, the Sacred Heart Parish purchased the 4.6 ac from the Augustinian Monastery of BC, the owners of the parent parcel, in order to build a school and church. The title wasn't transferred.

Decision:

Resolution #	Decision Date	Decision Description
3755/1976	April 28, 1976	That the application be allowed.

Note: "Lot1"

Application ID: 5825

Legacy #: 15029

Applicant: Roman Catholic Archbishop of Vancouver

Proposal: Requesting permission to add two classrooms to an existing school on 2 ha.

Decision:

Resolution #	Decision Date	Decision Description
1427/1982	July 6, 1982	That the application be allowed subject to compliance with all other legislation.

Note: "Lot 1"

Application ID: 5190

Legacy #: 30510

Applicant: Roman Catholic Archbishop of Vancouver

Proposal: The applicant is seeking permission to expand the existing legal non-conforming Sacred Heart School through the use of four new portable classrooms placed on the property in 1995.

Decision:

Resolution #	Decision Date	Decision Description
629/1996	June 26, 1996	That the use of the four new portable school classrooms be allowed subject to the installation of a chain-link fence along the entire eastern boundary of the subject property.

Note: "Lot 1"

LOCAL GOVERNMENT INFORMATION

Official Community Plan:

Bylaw Name: Agricultural
Designation: A1
OCP Compliance: No

Zoning:

Zoning Bylaw Name: Agriculture
Zoning Designation: A
Minimum Lot Size: 8.0 ha
Zoning Compliance: No

Comments and Recommendations:

Board/Council

The Corporation of Delta does not object to the application

ALC STAFF COMMENTS

Staff would like the Commission to note the following:

- 1) Proposed separation of monastery from farm fields creates a saleable parcel vacant of a residence. The arable land is currently leased year to year. Agent has noted some interest in the purchase of fields by a local farmer, enabling the Augustinian Fathers to meet other financial obligations without losing the monastery.
- 2) Current and proposed boundary line adjustments between the school/church and the monastery straddles the driveway commonly used by both locations and farm equipment. If boundary line adjustment is successful, staff suggests the entrance be dedicated to one property and the other users given access by easement.
- 3) All parcels were donated to the Catholic Church well before the ALR was put into effect. The area of the parcels in close proximity to Arthur Drive have been used for non farming purposes, to some degree, since donation.
- 4) If boundary lines are changed to incorporate the thin parcel of land between Arthur Drive and the slough into the three fronting properties, the proposal indicates that the three portions of the thin parcel will be attached to the adjacent titles and create a new title for the monastery and a new title for the farm fields. Proposed Zoning and OCP changes also apply - see attached OCP and Zoning colour maps
- 5) Proposed boundary line adjustments places the barn on proposed Lot 4 (farm fields) very close to the property line, requiring local government zoning amendments.

ATTACHMENTS

52501 Proposal outline.pdf
52501 Proposed Zoning and OCP changes Map.pdf
52501 Excerpt of Ag field Easement plan.pdf
52501_ContextMap50k.pdf
52501_AirphotoMap25c.pdf

END OF REPORT

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