



# Provincial Agricultural Land Commission - Staff Report

## Application: 52558

**Applicant:** Brigitte & Fred Mackenzie  
**Local Government:** Fraser Valley

**Proposal:** The application involves three fee-simple parcels of 4.1 ha (10.24 acres), 0.1 ha (0.264 acres) and 0.01 ha (690 sq. ft). The applicants wish to adjust the boundaries of these three properties to create three new parcels of approximately 1.2 ha (3 acres) each.

### BACKGROUND INFORMATION

There are no previous applications involving the subject properties. Of the three subject properties, only the largest parcel can support a home. The other two properties are too small to support a dwelling. For this reason, the applicant wishes to adjust the parcel boundaries to create three buildable lots to support equestrian focused uses. This boundary adjustment would create three buildable lots in an area where only one buildable lot exists today.

### PROPERTY INFORMATION

<b>PID:</b>	002-404-290
<b>Legal Description:</b>	The South East Quarter of Legal Subdivision 4 Section 5 Township 22 Except: Firstly: Part on Plan with Fee Deposited 286382E
<b>Property Area:</b>	0.1 ha
<b>ALR Area:</b>	0.1 ha
<b>Purchase Date:</b>	June 2, 1987
<b>Location:</b>	Maple Falls Road, Electoral Area "E"
<b>Owner:</b>	Brigitte & Fred Mackenzie
<b>PID:</b>	002-404-214
<b>Legal Description:</b>	The South West Quarter of Legal Subdivision 3 Section 5 Township 22 Except: Firstly: Part on Plan With Fee Deposited 286382E Secondly: Part on Plan 45583, New Westminster District
<b>Property Area:</b>	4.2 ha
<b>ALR Area:</b>	4.2 ha
<b>Purchase Date:</b>	June 2, 1987
<b>Location:</b>	Maple Falls Road, Electoral Area "E"
<b>Owner:</b>	
<b>PID:</b>	002-404-265
<b>Legal Description:</b>	The North East Quarter of Legal Subdivision 4 Section 5 Township 22 Except: Part on Plan 40726, New Westminster District
<b>Property Area:</b>	0.1 ha
<b>ALR Area:</b>	0.1 ha
<b>Purchase Date:</b>	June 2, 1987
<b>Location:</b>	Maple Falls Road, Electoral Area "E"
<b>Owner:</b>	
<b>Total Land Area:</b>	4.4 ha
<b>Total ALR Area:</b>	4.4 ha

## LAND USE

### Current Land Use:

The property is used for equestrian purposes. There are no dwellings on the property.

### Surrounding Land Uses:

North: Farm land  
East: Hillside  
South: USA  
West: Rural residential, farm land

## PROPOSAL DETAILS

Subdivision - ALR Area: 4.4 ha

Number of Lots	ALR Area of Lot (ha)
3	1.5

### Agricultural Capability:

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

Source: BCL

Mapsheet: 92G.010

## LOCAL GOVERNMENT INFORMATION

### Official Community Plan:

Bylaw Name: Zoning Bylaw for Electoral Area "E"

Designation: Rural Agricultural

OCP Compliance: Yes

### Zoning:

Zoning Designation: R-Ag

Zoning Compliance: Yes

### Comments and Recommendations:

#### Agricultural Advisory Committee

The AAC suggested the two smaller parcels of land be combined into one half acre parcel, which would allow a title which is large enough to build a home on.

#### Board/Council

See copy of Minutes of the meeting.

#### Other

The FVRD Community and Regulatory Services Committee expressed some concerns as outlined in their comments.

#### Planning Staff

See Memorandum attached.

## ALC STAFF COMMENTS

The land under application is comprised of one larger agricultural property (4.1 ha) which is currently used as pasture to support the applicant's equestrian uses on neighbouring lands. The other half of this parcel is forested hillside and not useful for agriculture. The proposed subdivision would essentially subdivide the larger parcel (together with the two smaller parcels) into three buildable lots where only one buildable lot exists currently.

## ATTACHMENTS

52558\_ContextMap20k.pdf  
52558\_AgCapabilityMap.pdf  
52558\_AirphotoMap20k.pdf  
52558plans.pdf  
52558fvrdMemo.pdf  
52558fvrdaac.pdf

# **END OF REPORT**

Prepared by: Ron Wallace, February 24, 2012