



Agricultural Land Commission
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September 12, 2006

Reply to the attention of Gordon Bednard

H.G. Sanborn & Associates Inc.
45974 Ivy Avenue
Chilliwack BC V2R 2C6

Attention: Grant Sanborn

RE: Application #MM-36773
Lot 10, Section 8, Township 22, New Westminster District, Plan 42443

Please find attached the Minutes of Resolution #444/2006 outlining the Commission's decision as it relates to the above noted application. As agent, it is your responsibility to notify your client(s) accordingly.

Yours truly,

PROVINCIAL AGRICULTURAL LAND COMMISSION

Per: 

Erik Karlsen, Chair

pc: Franz & Caroline Moraw, 990 Columbia Valley Road, Lindell Beach BC V2R 4X6
Fraser Valley Regional District 3015-20-2006-01

Encl. Minutes

TP/

36776 d1



Staff Report
Application # MM – 36773
Applicant: Franz & Caroline Moraw
Agent: H. G. Sanborn & Associates Inc.

DATE RECEIVED: June 22, 2006

DATE PREPARED: July 10, 2006

TO: Chair and Commissioners – South Coast Panel

FROM: Simone Rivers, Regional Research Officer

PROPOSAL: To subdivide a 0.8 ha homesite from the 3.2 ha parcel and sell the remainder to the owners' son who will continue to farm the property.

This application is made pursuant to section 21(2) of the *Agricultural Land Commission Act*.

BACKGROUND INFORMATION:

The applicants have owned the property since October, 1972 and therefore qualify for consideration under the Commission's *Homesite Severance Policy*. They would like to stay in the existing home and sell the remainder to their son who will continue to expand the agricultural use of the land with berries and fruit trees.

Local Government:

Fraser Valley Regional District

Legal Description of Property:

PID: 006-476-520
Lot 10, Section 8, Township 22, New Westminster District, Plan 42443;

Purchase Date:

October 13, 1972

Location of Property:

990 Columbia Valley Road

Size of Property:

4.0 ha.

Present use of the Property:

The lower portion of the property is used for residential, outbuildings, and storage. The upper portion of the property has been cleared and a small scale farming operation has been initiated by the owners' son. Numerous trees and vine crops are planted on the land.

Surrounding Land Uses:

- WEST:** single family hobby type farm (ALR)
- SOUTH:** large swine farm and small hobby farms (ALR)
- EAST:** 10 acre parcel with same topographic issues (ALR)
- NORTH:** Columbia Valley Road and pasture and grass lands (ALR)

Agricultural Capability:

Data Source: Agricultural Capability Map # 92G/1A
The majority of the property is identified as having Prime Dominant ratings.

Official Community Plan and Designation:

Official Settlement Plan for Electoral Area "E" , Regional District of Fraser-Cheam Bylaw Bylaw No. 400 (1982) designates the property as Agricultural

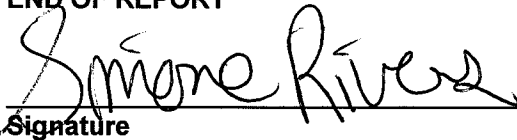
Zoning Bylaw and Designation:

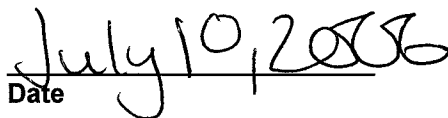
Zoning Bylaw Electoral Area "E" (1976) of the Regional District of Fraser-Cheam designates the property as Rural/Agriculture
Minimum Lot Size: 4.0 ha

Attachments

- **Page 2 of applicant submission: "Land Reserve Commission Subdivision Package - Mr. & Mrs. F Moraw - 990 Columbia Valley Highway Lindell Beach, B.C. V2R 4X6"**
- **Map: Sketch showing homesite and proposed lot.**
- **Fraser-Valley Regional District MEMORANDUM dated May 26, 2006**
- **Map: Colour Air Photo**
- **Map: ALR Context Map - Fraser Valley Regional District Constituent Map 27 - 1:10,000**

END OF REPORT


Signature


Date