



Agricultural Land Commission
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October 12, 2006

Reply to the attention of Gordon Bednard
ALC File #MM - 36855

Lorne Stowell and Suzanne Ware
9414 Gibson Road
Chilliwack, BC V2P 6H4

Dear Sir/Madam:

Re: Application place a second permanent dwelling on a property within the
Agriculture Land Reserve
ALC File #MM - 36855

Please find attached the Minutes of Resolution #487/2006 outlining the Commission's decision as it relates to the above noted application.

Yours truly,

PROVINCIAL AGRICULTURAL LAND COMMISSION

Per:

A handwritten signature in black ink, appearing to read 'Erik Karlsen', is written over a large, light-colored, stylized graphic that resembles a signature or a large letter 'E'. The signature is fluid and cursive.

Erik Karlsen, Chair

cc: City of Chilliwack - Attn: Hardev Gill (ALR00153)

GB/lv/Encl.: Minutes
36855d1



Staff Report
Application # MM – 36855
Applicant: Lorne Stowell / Suzanne Ware

DATE PREPARED: August 15, 2006

TO: Chair and Commissioners – South Coast Panel

FROM: Gordon Bednard, Regional Research Officer

PROPOSAL: To establish a second dwelling to accommodate applicants parents. An existing house on the property would be used for the parents while the applicants would construct a new dwelling.

This application is made pursuant to section 20(3) of the *Agricultural Land Commission Act*.

BACKGROUND INFORMATION:

Local Government:

City of Chilliwack

Legal Description of Property:

PID: 007-085-605

Lot 11, District Lot 382, New Westminster District Group 2, Plan 34420

Purchase Date (m/d/y):

04/01/2003

Location of Property:

9414 Gibson Road, Chilliwack

Size of Property:

1.6 ha (The entire property is in the ALR).

Present use of the Property:

Residence, Machine Shop, Barn and replanting of cedar trees

Surrounding Land Uses:

WEST: Residence, home base business
SOUTH: Residence, second dwelling currently under construction, was a dairy farm
EAST: Farm Land- planted in trees
NORTH: Residence, hay crop

Agricultural Capability:

Data Source: Agricultural Capability Map # 92H/4 e and f
The majority of the property is identified as having Prime Dominant ratings.

Official Community Plan and Designation:

City of Chilliwack OCP - Agriculture

Zoning Bylaw and Designation:

Agricultural Lowland
0.2 ha MLS

PREVIOUS APPLICATIONS:

None
It should be noted that the subject property was created as the consequence of a boundary adjustment registered in 1968, and used to be part of a larger lot.

LOCAL GOVERNMENT RECOMMENDATIONS/COMMENTS:

Allow as requested – complies with zoning bylaws

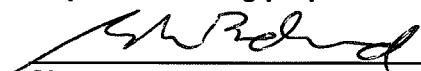
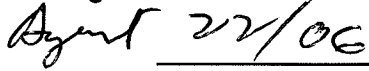
STAFF COMMENTS:

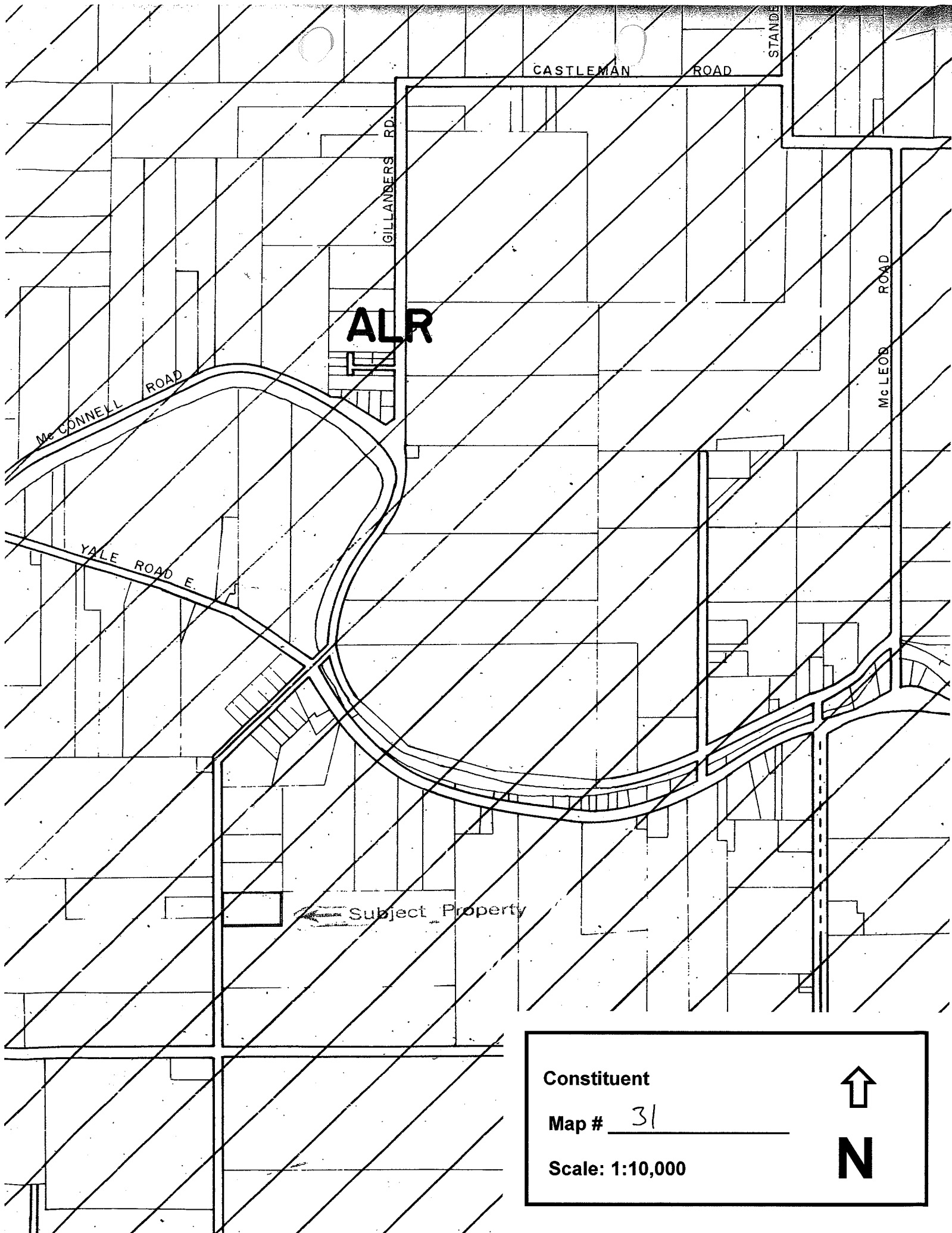
This is already a relatively small property, and the addition of a second dwelling would further alienate land from agricultural use. The applicants purchased the property in 2003 and must therefore have known it was located in the ALR and the implications of that designation. The proposed location of the second dwelling, largely set-back from the frontage road and in the area of presently active farming would take up more than the ¼ acre as stated in the application. The request for the second dwelling is not tied to agricultural development or use of the property and may lead to a request for subdivision in the future. If the Commission is inclined to allow the proposal, staff would suggest the Commission consider allowance of a less intrusive location for the second (new) dwelling, and a covenant to be registered against the property restricting the use of the original dwelling to the parents of the applicants, and/or preventing sale of the property until such time as the older house is removed from the site.

END OF REPORT

ATTACHMENTS:

ALR Map
Airphoto showing proposed location of second dwelling

 
Signature Date



Constituent

Map # 31

Scale: 1:10,000

