



Staff Report
Application # MM – 37374
Applicant: John Kolawski

DATE RECEIVED: April 23, 2007

DATE PREPARED: June 15, 2007

TO: Chair and Commissioners – South Coast Panel

FROM: Jennifer Carson, Land Use Planner

PROPOSAL: To subdivide the 18.3 ha subject property under homesite severance to create a 1.5 ha parcel. This application is made pursuant to section 21(2) of the *Agricultural Land Commission Act*.

BACKGROUND INFORMATION:

Local Government:

Fraser Valley Regional District

Legal Description of Property:

PID: 011-228-768

Lot 1, Parcel 2 (Explanatory Plan 8594), New Westminster District, Except Parcel C (Reference Plan 9730), Section 27, Township 20, Plan 6667

Purchase Date:

1982

Location of Property:

38506 Lougheed #7 Highway Dewdney

Size of Property:

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

Present use of the Property:

Residence, agricultural buildings, chicken coop, pump house and crops

Surrounding Land Uses:

WEST: Agriculture

SOUTH: Agriculture

EAST: Agriculture

NORTH: Agriculture

Agricultural Capability:

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

Official Community Plan and Designation:

Dewdney-Alouette Regional District Deroche Lake Errock-Nicomen OCP, Bylaw No. 436 (1986)
Designation: Agricultural

Zoning Bylaw and Designation:

Dewdney-Alouette Regional District Land Use and Subdivision Regulation Bylaw No. 559 (1992)
Designation: Zoned Floodplain Agriculture (A-2)
Minimum Lot Size: 4 ha

RELEVANT APPLICATIONS:

Application #29352-0

Applicant: Hadcock, James
Decision Date: October 20, 1994.
Proposal: Boundary adjustment.
Decision: Allowed.

Application #36796-0

Applicant: Kraakman, Bruce & Walter
Decision Date: July 19, 2006
Proposal: To subdivide three parcels to amend the lot line boundaries. Proposal would create the following lot sizes: Lot 1, 11.82 ha (29.20 acres), Lot 2, 4.05 ha (10 acres), Lot 3, 17.76 ha (43.88 acres)
Decision: Allowed as being of clear agricultural benefit to the entire farm (including all reconfigured parcels) And That staff be instructed to contact the Ministry of Transportation to discuss the dedication of highway.

LOCAL GOVERNMENT RECOMMENDATIONS/COMMENTS:

FVRD Board:

That the application be forwarded to the ALC for consideration and decision.

Local Government Staff:

That the application be forwarded to the ALC for consideration and decision.

STAFF COMMENTS:

It is recommended that the Commission consider the following:

- Mr. Kolawski's family has owned the property since the 1940s, predating the ALR.
- Mr. Kolawski has owned the property since 1982.
- Mr. Kolawski has lived and worked on the property for his whole life.
- The FVRD Staff Report mentions that the proposed parcel of 1.5 ha does not meet the minimum lot size requirements for the area.
- Subdivision into smaller lots would reduce the agricultural options for the property.

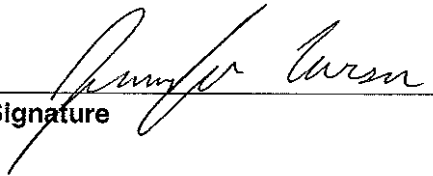
- Although the adjacent properties to the east and south are not under application at this time, approval of subdivision on the subject property could lead to subdivision applications from adjacent property owners.
- The improved ratings of the agricultural capability of the property are identified as prime (Class 2 and Class 3).
- A site visit will help to determine whether or not this proposal will have an impact on agriculture.

ATTACHMENTS:

- FVRD Staff Report (5 pages)
- Sketch of Proposal
- Base Map
- Agricultural Capability Map
- Aerial Photograph

END OF REPORT

Signature



Date

