



**Staff Report**  
**Application # MM – 37509**  
**Applicant: John and Helga Warmerdam**  
**Agent: Bell & Giuriato**

**DATE RECEIVED:** June 22, 2007

**DATE PREPARED:** August 17, 2007

**TO:** Chair and Commissioners – South Coast Panel

**FROM:** Jennifer Carson, Land Use Planner

**PROPOSAL:** The proposal is to subdivide the 16 ha parent parcel under homesite severance to create a 1.1 ha parcel for the applicant and to sell the remainder to the applicant's son. This application is made pursuant to section 21(2) of the *Agricultural Land Commission Act*.

**BACKGROUND INFORMATION:**

Commission Staff met with the applicant's son and agent on the subject property to discuss the application. The applicant's son indicated that he is the third generation of his family to be farming in Canada. Currently he is running a daffodil flower and bulb operation on land which he leases from his father. Two months out of the year he also leases a portion of his father's barn for the production and storage of his product. Within the barn, the applicant also restores old vehicles. When the Commission Staff asked about the size of the proposed homesite, it was discussed that Mr. Warmerdam would like to keep his garden within the homesite, as well as the barn so that he can continue to use them.

**Local Government:**

City of Abbotsford

**Legal Description of Property:**

PID: 001-747-444

The South 1/2 of the North 1/2 of the South West 1/4, Section 34, Township 13, New Westminster District

**Purchase Date:**

1966

**Location of Property:**

4230 Bradner Road

**Size of Property:**

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

**Present use of the Property:**

Residence, one shop/barn, daffodil farming

**Surrounding Land Uses:**

**WEST:** Bradner Road, mixed farm beyond  
**SOUTH:** Homesite parcels and hobby farm  
**EAST:** Mixed farm  
**NORTH:** Bed and Breakfast and hobby farm

**Agricultural Capability:**

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

**Official Community Plan and Designation:**

OCP: Not available  
Designation: Agricultural

**Zoning Bylaw and Designation:**

Zoning: Not available  
Designation: Agricultural One Zone (A1)  
Minimum Lot Size: 8 ha, except\*

**LOCAL GOVERNMENT RECOMMENDATIONS/COMMENTS:**

**Planning Staff:**

Recommend that the proposed homesite parcel be reduced to exclude the principle farm building and the registration of a Section 219 "Right to farm" covenant on the title of the homesite parcel.

**Council:**

Council for the City of Abbotsford forwarded the application with a recommendation of support subject to a reduced homesite size of approximately 0.4 ha.

**STAFF COMMENTS:**

It is recommended that the Commissioners consider the following:

- The Commission has not yet received the evidence of the applicant qualifying for consideration under the *Homesite Severance Policy*.
- The *Homesite Severance Policy* states that "the existing homesite may be created as a separate parcel where it is of a minimum size compatible with the character of the property (plus a reasonable area, where required, for legal access purposes)."
- Local government Staff and Council have recommended support provided that the parcel size be reduced to 0.4 ha.
- The Agricultural Capability for the majority of the land is rated as Prime (Class 2 and 3).

**ATTACHMENTS:**

1. Sketch of applicant proposed homesite
2. Sketch of local government proposed homesite
3. Base Map
4. Agricultural Capability Map
5. Aerial Photograph
6. Photographs from site visit on August 15, 2007

**END OF REPORT**

  
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Signature

Aug 17, 2007  
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Date