



Agricultural Land Commission
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January 14, 2008

Reply to the attention of Ron Wallace
ALC File: O-37546

Sharon Stewart
13193 - 216th Street
Maple Ridge, BC V4R2S8

Dear Mrs. Stewart:

Re: Application to Subdivide land in the Agricultural Land Reserve

Please find attached the Minutes of Resolution # 703/2007 outlining the Commission's decision as it relates to the above noted application.

Yours truly,

PROVINCIAL AGRICULTURAL LAND COMMISSION

Per: 

Erik Karlsen, Chair

cc: Richard Trethewey, 13183 - 216th Street Maple Ridge, BC V4R2S8
Corporation of the District of Maple Ridge (3060-20/ALRA)

Enclosure: Minutes



MINUTES OF THE PROVINCIAL AGRICULTURAL LAND COMMISSION

A meeting was held by the Provincial Agricultural Land Commission on December 12, 2007 at the offices of the Commission located at #133 – 4940 Canada Way, Burnaby, B.C.

PRESENT:	Sylvia Pranger	Chair, South Coast Panel
	Michael Bose	Commissioner
	John Tomlinson	Commissioner
	Ron Wallace	Staff
	Tony Pellett	Staff

For Consideration

Application: # O- 37546
Applicant: Richard Trethewey
Agent: Sharon Stewart
Proposal: To reconsider application to removed condition of homesite severance decision to consolidate Lot 1, Plan 14478 with adjacent agricultural property.
Legal: PID: 008-610-771
Lot 1, Section 25, Township 9, New Westminister District, Plan 38879
Location: 13181 - 216th Street, Maple Ridge

Context

This reconsideration was reviewed in accordance with the Homesite Severance Policy as previously stated in the minutes of a meeting held by the Commission on November 6, 2007.

The proposal was weighed against the purposes of the Commission as stipulated in section 6 of the *Agricultural Land Commission Act* (the "Act"). They are:

1. to preserve agricultural land
2. to encourage farming on agricultural land in collaboration with other communities of interest, and
3. to encourage local governments, first nations, the government and its agents to enable and accommodate farm use of agricultural land and uses compatible with agriculture in their plans, bylaws and policies.

Discussion

The Commission received correspondence dated 8 December 2007 from Sherry Stewart requesting reconsideration of this application. The Commission noted the concerns expressed over the condition to consolidate Lot 1, Section 25, Plan 14478 with the adjacent property owned by Coniagas Ranches Ltd.

The Commission acknowledged the suggestion that with the condition of consolidation of the lots, one of the houses would have to be demolished. However, as stated by Diana Hall, Planner for the District of Maple Ridge, a second house may be permitted if

the residence is for farm help. As also stated, if the second house was retained for this use, the property owner would be required to enter into a restrictive covenant stating that the structure would be demolished when the need for farm help ceased. In addition, if need be, the property owner could apply to the Commission for permission to retain two permanent dwellings.

The Commission fully considered the other concerns expressed, but maintained its decision to require the consolidation of Lot 1, Plan 14478 with the adjacent property owned by Coniagas Ranches Ltd.

Assessment of Impact on Agriculture

The Commission assessed the impact of the proposal against the long term goal of preserving agricultural land. It was noted that the applicant meets the eligibility requirements of homesite severance. While the proposed 1.2 ha parcel is larger than normal for a home severance, it is felt to be compatible with the character of the subject property (i.e. the parcel is physically divided by the Alouette River and its riparian areas). The Commission does not believe the proposal would impact existing or potential agricultural use of surrounding lands.

Conclusions

The Commission acknowledged the concerns raised by the applicant but maintains its decision to require the consolidation of Lot 1, Plan 14478 with the adjacent property owned by Coniagas Ranches Ltd. It was felt this decision would accommodate the applicant and result in no additional residential lots.

IT WAS

MOVED BY: Commissioner Pranger

SECONDED BY: Commissioner Bose

THAT the request to reconsider the application to removed the condition of homesite severance decision to consolidate Lot 1, Plan 14478 with adjacent agricultural property be refused.

CARRIED

Resolution # 703/2007