



Staff Report
Application # O – 37629
Applicant: Shirley Savage
Agent: James Smith

DATE RECEIVED: August 22, 2007

DATE PREPARED: October 21, 2007

TO: Chair and Commissioners – South Coast Panel

FROM: Jennifer Carson, Land Use Planner

PROPOSAL: To subdivide the 32.8 ha subject property to create an approximately 0.5 ha home site and a 32.3 ha remainder parcel. This application is made pursuant to section 21(2) of the *Agricultural Land Commission Act*.

BACKGROUND INFORMATION:

Local Government:

The Corporation of Delta

Legal Description of Property:

PID: 012-879-720

Parcel A (214444E), District Lot 89, Group 2, Except Firstly: Part Subdivided by Plan 6480,
Secondly: Parcel "One" (Reference Plan 10159), New Westminster District

Location of Property:

2635 Westham Island Road

Size of Property:

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

Present use of the Property:

Residence, farm buildings, vegetable crops potatoes and green beans

Surrounding Land Uses:

WEST: Farming
SOUTH: Farming (hobby)
EAST: Farming
NORTH: Fraser River

Agricultural Capability:

Data Source: Agricultural Capability Map # 92G.005 (digital)
The majority of the property is identified as having Prime Dominant ratings.

Official Community Plan and Designation:

OCP: Not available
Designation: Agriculture

Zoning Bylaw and Designation:

Zoning: Not available
Designation: A1(Agriculture)
Minimum Lot Size: 8 ha

RELEVANT APPLICATIONS:

Application #33303-0

Applicant: Strukoff, Mike & Bev

Decision Date: June 27, 2000

Proposal: To use the dyke area of approximately .3 ha for upgrading the existing float home development and provide an alternate, safer location for access to the parking area through the 3.4 ha property.

Decision: Allowed as proposed.

Application #10280-0

Applicant: Swenson, Paul

Decision Date: June 9, 1981

Proposal: Originally requested to subdivide 0.4 off of subject property for son which was refused. In this application the applicant requested a 30 year lease for 1.0 ha for his son.

Decision: Allowed 30 year lease of 1.0 ha for applicant's son.

LOCAL GOVERNMENT RECOMMENDATIONS/COMMENTS:

Council for the Corporation of the Delta:

Forwarded the application with a recommendation of support.

Staff:

That the application be forwarded with the recommendation of support.

STAFF COMMENTS:

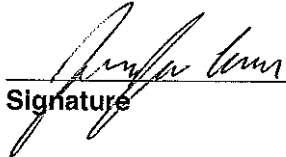
It is recommended that the Commissioners consider the following:

- While the applicant's family has owned the property for 100 years, the applicant has not lived on the subject property continuously since 1978.
- The location for the proposed homesite severance is the existing house. While there is a separate access for the barn and farm, this house is situated adjacent to a barn.
- Placement of a smaller property adjacent to a farm may cause future impact on the agricultural operations of the agricultural remnant.
- Although the adjacent properties 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 1 and Class 2).
- A site visit will help to determine whether or not this proposal will have an impact on agriculture.

ATTACHMENTS:

1. Base Map
2. Aerial Photograph
3. Agricultural Capability Map
4. Sketch of proposal (2 pages)
5. Excerpts from Local Government Staff Report (4 pages)

END OF REPORT



Signature

Oct 21, 2007

Date