



Staff Report
Application # MM – 37739
Applicant: Patricia & Rolf Soth

DATE RECEIVED: October 16, 2007

DATE PREPARED: November 28, 2007

TO: Chair and Commissioners – South Coast Panel

FROM: Ron Wallace, Land Use Planner

PROPOSAL: To subdivide the 15.5 ha parcel along Iverson Road creating two parcels, the northern lot being 2.3 ha and the southern lot being 13.2 ha. The applicants indicated the topography of the land is rocky and steep on the north side of Iverson Road requiring a more intensive form of agricultural production. It is proposed that the property north of the road would be used by an immediate family member. The property south of Iverson Road would continue to be used as pasture land by the applicants.

This application is made pursuant to section 21(2) of the *Agricultural Land Commission Act*.

BACKGROUND INFORMATION:

There have been no previous applications on the subject property. There was a similar application for subdivision on the adjacent property to the west. The proposal was to subdivide the 8.0 ha parcel along Iverson Road creating two parcels, one north of the road and the other south of the road. The purpose of the subdivision was to allow the applicants to build a new residence on the northern parcel and retire there, while having a Christmas tree farm operation on the southern parcel under a separate title. The Commission did not feel there was any justification for the subdivision as the road does not impact the land's ability to be farmed as a single parcel.

Local Government:

Fraser Valley Regional District

Legal Description of Property:

1. PID: 002-383-861
L.S. 14, Section 6, Township 22, New Westminster District, Plan LMP12674, EXCEPT
Part road on statutory right of way

Purchase Date:

1997-06-03

That the application be forwarded to the Commission for consideration on the basis of Agricultural Land Use Planning and further that the Commission consider the comments contained within the staff report dated August 22, 2007.

Local Government Staff

That the application be forwarded to the Commission for consideration on the basis of Agricultural Land Use Planning and further that the Commission consider the comments contained within the staff report dated August 22, 2007. The staff report is attached.

STAFF COMMENTS:

It is recommended that the Commission consider the following:

- Although the adjacent properties are not under application at this time, approval of subdivision of the subject property could lead to subdivision applications from adjacent property owners.
- Currently the property is used for pasture. The application indicated the land is more rocky and steep on the north side of the road requiring a more intensive form of agricultural production than pasture use. However, the proposed subdivision will not improve the inherent characteristics of the property and may reduce the agricultural options for the property north of Iverson Road.
- A site visit will help to determine whether or not this proposal will have an impact on agriculture.

ATTACHMENTS:

1. ALC Context Map
2. Constituent Map
3. Provincial Orthophoto (2004)
4. FVRD Staff Report

END OF REPORT



Signature

29 November 2007

Date