



Staff Report
Application # MM – 38292
Applicant: Ronald Sawatzky

DATE RECEIVED: July 07, 2008

DATE PREPARED: September 15, 2008

TO: Chair and Commissioners – South Coast Panel

FROM: Ron Wallace, Land Use Planner

PROPOSAL: To subdivide the subject property into three lots as follows:

Lot 1 = 16.9 ha

Lot 2 = 39.5 ha

Lot 3 = 4.8 ha

Each of the proposed lots is divided by Frost Road which crosses the property over two locations as shown on the attached map.

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

BACKGROUND INFORMATION:

The applicant made a subdivision application in 2007 to create six parcels which was refused as outlined under previous applications.

Local Government:

Fraser Valley Regional District

Legal Description of Property:

PID: 013-494-201

South West 1/4, Section 10, Township 22, New Westminster District

Purchase Date:

1966-02-09

Location of Property:

43401 Frost Road, Chilliwack

Size of Property:

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

Present use of the Property:

The property is vacant land covered with hardwood trees.

Surrounding Land Uses:

WEST: Large rural parcel
SOUTH: Rural parcel, mountainside
EAST: Rural parcels
NORTH: Two 8 ha parcels being farmed

Agricultural Capability:

Data Source: Agricultural Capability Map # 92G.010
The majority of the property is identified as having Mixed Prime and Secondary ratings.

Official Community Plan and Designation:

Regional District of Fraser Cheam Bylaw No. 400 (1982), Official Settlement Plan for Electoral "E".

Zoning Bylaw and Designation:

The property is zoned as R-Ag and R as per the Zoning Bylaw for Electoral Area "E", 1976 of the Regional District of Fraser-Cheam.

PREVIOUS APPLICATIONS:

Application #37593-0

Applicant: Sawatzky, Ronald
Decision Date: December 13, 2007
Proposal: To subdivide approximately 62.12 ha of the subject property into six (6) parcels.
Decision: Refuse as proposed.

RELEVANT APPLICATIONS:

Application #27880-0

Applicant: CHAPMAN, FORREST & LEONA
Decision Date: September 01, 1993
Proposal: Subdivision of the 10.55 ha parcel into 2 lots of 5 and 5.5 ha each.
Decision: Refuse subdivision.

LOCAL GOVERNMENT RECOMMENDATIONS/COMMENTS:

FVRD Board

The Regional Board forwarded the application with a recommendation not to support the application.

Agricultural Advisory Committee

The AAC does not support the subdivision application.

Local Government Staff

See attached report dated June 19, 2008.

STAFF COMMENTS:

It is recommended that the Commission consider the following:

- The FVRD Agricultural Advisory Committee does not support the subdivision application.
- The FVRD Board resolved to forward the application to the ALC but does not support the application.
- The Commission refused a previous application made in 2007 for subdivision into six parcels.

ATTACHMENTS:

1. ALC Context Map
2. Agricultural Capability Map
3. Sketch of Proposal
4. Memorandum from Planning Staff

END OF REPORT



Signature



Date

122°20'W

122°00'W

49°20'N



Subject Property

122°20'W

122°00'W

ALC File #: 21-08-38292
 Mapsheet #: 92G.010
 Map Produced: Aug 21, 2008
 Regional District: Fraser Valley

ALC Context Map

Map Scale: 1:20,000

