



Staff Report
Application # MM – 38369
Applicant: David Victor Schellenberg

DATE RECEIVED: August 05, 2008

DATE PREPARED: September 15, 2008

TO: Chair and Commissioners – South Coast Panel

FROM: Ron Wallace, Land Use Planner

PROPOSAL: The proposal is for a boundary line adjustment involving two existing properties, one at 8.14 ha and one at 0.104 ha. The proposal is to increase the smaller lot to be 1.2 ha where relatives of the applicant would like to establish a rabbitry. The remainder would then be a 7.1 ha parcel.

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

BACKGROUND INFORMATION:

The larger parcel currently has a house and some barns, and it is noted that the proposed realignment would not affect the current farming operation. The smaller parcel at 2812 Towne Road is in a wetland and would require fill and/or drainage to utilize it for farming or residential use. The proposed realignment would improve the property for these uses.

Local Government:

City of Abbotsford

Legal Description of Property:

1. PID: 012-779-181
Parcel F (680363E), North West 1/4, Section 19, Township 22, New Westminster District
2. PID: 001-121-030
Lot 3, New Westminster District, EXCEPT Parcel A (Reference Plan 11334) Section 19, Township 22, Plan 6283

Purchase Date:

1998-06-15

Location of Property:

2812 and 3146 Towne Road, Abbotsford

Size of Property:

2812 Towne Road is approximately 0.1042 ha

3146 Towne Road is approximately 8.14 ha

All within the ALR

Present use of the Property:

3146 - Residence, barn, shed, beef cattle, pasture and for grazing cattle and horses. 2812 - treed lot and vacant land.

Surrounding Land Uses:

WEST: Vegetables, blueberries, hay
SOUTH: Residential
EAST: Railway Tracks
NORTH: Hobby farm

Agricultural Capability:

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

Official Community Plan and Designation:

OCP: N/A
Designation: Agricultural

Zoning Bylaw and Designation:

Zoning: N/A
Designation: Agricultural Two Zone (A2)
Minimum Lot Size: 16 ha

LOCAL GOVERNMENT RECOMMENDATIONS/COMMENTS:

Local Council

The Council for the City of Abbotsford forwarded the application with a recommendation of support

STAFF COMMENTS:

Staff recommends that the Commission conduct an on-site inspection to better determine the merits of this application.

ATTACHMENTS:

1. ALC Context Map
2. Air photo Map
3. Agricultural Capability Map
4. Map Showing Proposed Subdivision

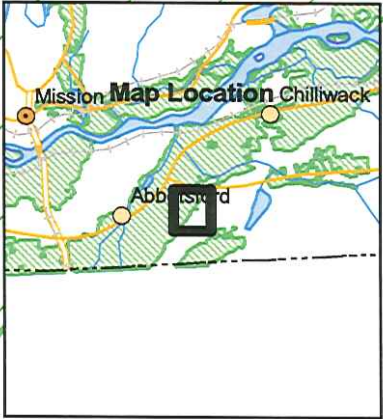
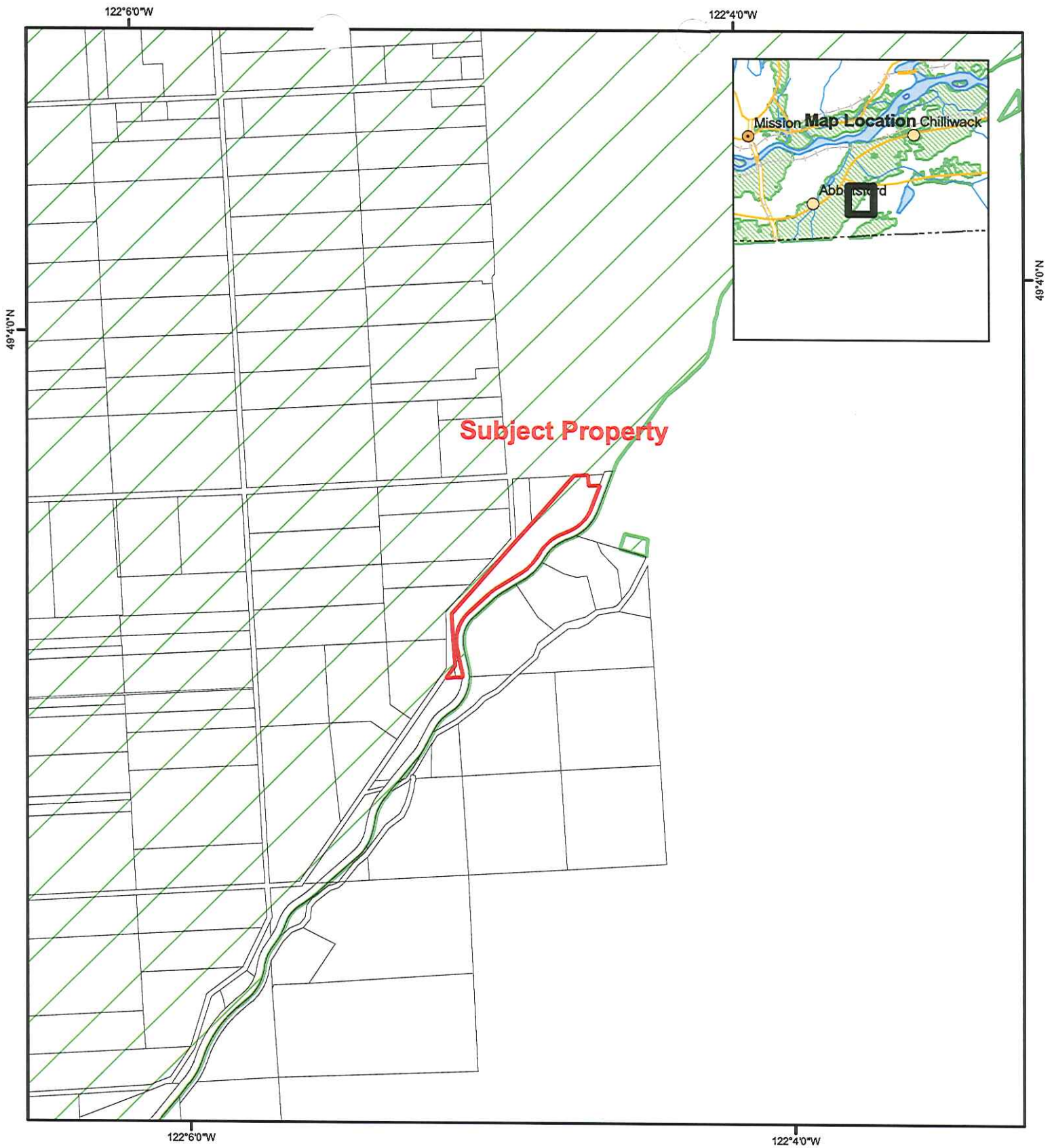
END OF REPORT



Signature



Date



Subject Property

ALC File #: 21-08-38369
 Mapsheet #: 92G.010
 Map Produced: Aug 21, 2008
 Regional District: Fraser Valley

ALC Context Map

Map Scale: 1:20,000

