



Staff Report
Application # MM – 38559
Applicant: Berend and Maatje Bisschop
Agent: H G Sanborn & Associates Inc.

DATE RECEIVED: October 14, 2008

DATE PREPARED: November 3, 2008

TO: Chair and Commissioners – South Coast Panel

FROM: Ron Wallace, Land Use Planner

PROPOSAL: The owners wish to subdivide the 15 ha subject property into two lots, one approximately 10 ha and one approximately 5 ha. The proposed subdivision follows the watercourse (Castleman Ditch) that physically separates the parcel into two components, connected by a road over the ditch at the eastern boundary of the property.

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

BACKGROUND INFORMATION:

The property was used as a dairy farm from the time of purchase by the applicants in 1984 until 2000 when they, along with their business partners (daughter and son-in-law), began a tree nursery venture. There are two homes on the property and each home has a separate address (49750 Castleman Road and 10220 McLeod Road). The applicants live on the southern portion of the property fronting McLeod Road and the applicants' daughter and son-in-law live on the northern portion of the property fronting Castleman Road.

Local Government:

City of Chilliwack

Legal Description of Property:

PID: 002-386-747
Lot 1, Section 1, Township 27, New Westminster District, Plan 3262

Purchase Date:

1984-02-20

Location of Property:

49750 Castleman Road, Chilliwack

Size of Property:

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

Present use of the Property:

There are two homes on the property and each home has a separate address (49750 Castleman Road and 10220 McLeod Road). The applicants live in the newer home located on the south end (10220 McLeod Road) and have begun a new business venture on the proposed 5 ha portion of the property by planting sedum mats for green roofing. The applicant's daughter and son-in-law reside in the original farmhouse on the northern portion of the property where a tree nursery is located.

Surrounding Land Uses:

WEST: McLeod Road and farm operations
SOUTH: Small farm holdings
EAST: Farm properties
NORTH: Castleman Road and farm operations

Agricultural Capability:

Data Source: Agricultural Capability Map # 92H/04
The majority of the property is identified as having Prime Dominant ratings.

Official Community Plan and Designation:

City of Chilliwack OCP Plan 1998

Zoning Bylaw and Designation:

Agricultural Lowland (AL)
7.5 ha minimum lot size

RELEVANT APPLICATIONS:

Application #29995-0 (located southwest of the subject property)

Applicant: Bock, Arthur & Elsie
Decision Date: October 24, 1995
Proposal: To subdivide a 2ac (0.8 ha) parcel in the north east corner of the property under the Homesite Severance Policy.
Decision: That the application be refused as presented. However, the Commission is prepared to allow a smaller homesite severance of approximately 0.4 ha around the existing house subject to the installation of a standard five-strand barbed wire fence and the planting of a single row coniferous/broadleaf evergreen hedge along the south and west boundaries of the new homesite lot and to compliance with the procedures of the Homesite Severance Policy.

Application #37071-0 (located to the east of the subject property)

Applicant: Keefer, John Charles
Decision Date: April 12, 2007
Proposal: To subdivide the 23.9 ha subject property to create a 2.02 ha homesite for retirement purposes.
Decision: Refused as requested due to adverse impact on agriculture.

LOCAL GOVERNMENT RECOMMENDATIONS/COMMENTS:

Local Council

That Council forward the application for subdivision of 49750 Castleman Road, within the ALR, the ALC without comment.

Local Government Staff

See attached report dated September 26, 2008

STAFF COMMENTS:

The proposed subdivision is to provide separate title for the specialty horticulture business and the tree nursery business. Staff recommends a site inspection to evaluate the merits of this application.

ATTACHMENTS:

1. ALC Context Map
2. Applicants letter dated September 2, 2008
3. Local Government Report dated September 26, 2008 with maps

END OF REPORT



Signature

November 7/08

Date