



Staff Report
Application # MM – 38562
Applicant: Van Eekelen Farms Ltd

DATE RECEIVED: October 16, 2008

DATE PREPARED: November 4, 2008

TO: Chair and Commissioners – South Coast Panel

FROM: Ron Wallace, Land Use Planner

PROPOSAL: The owners are proposing a subdivision involving three parcels, two of which are contiguous. The proposal involves two steps:

- Consolidate two parcels (one 2.9 ha and one 13.8 ha) into one parcel of 16.7 ha located at 2900 Block Marion Road.
- Subdivide one parcel of 36.9 ha into two parcels (one 20.2 ha and one 16.6 ha) located at 3380 Dixon Road.

The existing configuration is shown in Figure 1, and the proposed lot configuration is shown in Figure 2.

The applicant's main vegetable crop is witloof chicory, a specialty vegetable. They grow a variety of other crops such as wheat, corn peas, beans and cole crops, as they rotate their fields. They intend to start growing another vegetable crop that would be compatible with chicory in land management practices and marketing. They advise that the soils in the Marion Road area are more favorable for the crop types they grow, particularly their main chicory crop. They propose to subdivide the land on Dixon Road into two parcels to enable them to sell a portion of the Dixon Road land to fund the purchase of more land in the Marion Road area, as it becomes available. In exchange for the subdivision, the applicant would consolidate the two parcels on Marion Road. **See applicant's attached letter.**

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

BACKGROUND INFORMATION:

Local Government:

City of Abbotsford

Legal Description of Property:

1. PID: 002-589-613
Lot 138, Section 26, Township 19, New Westminster District, Plan 4211

2. PID: 010-842-195
Lot 200, Parcel B, Section 23, Township 19, Explanatory Plan 7135, New Westminster District, Plan 4211
3. PID: 005-959-021
Lot 200, Parcel 2, (Plan with fee deposited 234688E) Section 23, Township 19, New Westminster District, Plan 4211

Purchase Date:

1994-11-23

Location of Property:

The two contiguous lots are located at 2900 Marion Road, Abbotsford

The lot proposed for subdivision s located on Dixon Road, Abbotsford.

Size of Property:

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

Present use of the Property:

All three parcels are vacant and currently used to grow an assortment of regular and specialty vegetable crops.

Surrounding Land Uses:

EAST: Agriculture
EAST: Agriculture
EAST: Agriculture
NORTH: Agriculture

Agricultural Capability:

Data Source: Agricultural Capability Map #92G/01
The majority of the property is identified as having Prime Dominant ratings.

Official Community Plan and Designation:

The properties are designated 'Agricultural' in the OCP.

Zoning Bylaw and Designation:

Agricultural Two Zone (A2)

16 ha minimum lot size

PREVIOUS APPLICATIONS:

Application #22399-0 (3380 Dixon Road Property)

Applicant: An application from D. Toor on behalf of Mssrs. Kaila & Sidhu

Decision Date: October 19, 1988

Proposal: To subdivide the subject 36.9 ha property into 4 lots (3 x 8.0 ha and 1 x 12.0 ha). The property owners would like to dissolve their partnership and obtain separate title to their interests. The applicants indicate that the partnership is not working out and that separate titles would allow each owner to grow crops or to lease or

sell the land.
Decision: The application be refused on the grounds that the property has good potential for agricultural purposes. Subdivision would reduce the options for agriculture and create a negative impact on surrounding ALR lands.

RELEVANT APPLICATIONS:

Application #37777-0

Applicant: Sumas Prairie Estates Ltd

Decision Date: February 20, 2008

Proposal: To subdivide the subject properties by way of consolidate the three parcels and to create two more or less equal size parcels.

Decision: Refuse as proposed.

LOCAL GOVERNMENT RECOMMENDATIONS/COMMENTS:

Abbotsford Council

Council voted to forward this application to the Commission with endorsement for approval.

Agricultural Advisory Committee

The application was considered by the Abbotsford Agricultural Advisory Committee (AAC) on September 17, 2008. The Committee felt that the proposal would benefit agriculture. Hence, it supported the application.

Local Government Staff

A Council Report was prepared. In summary, the application eliminates a land-locked parcel (Parcel 2, Marion Road), results in no net increase in legal parcels and the application received support from the AAC. Therefore, staff supports the application proceeding to the ALC.

STAFF COMMENTS:

There appears to be a significant benefit to agriculture with this application. A site inspection will help make a final decision.

ATTACHMENTS:

1. ALC Context Map
2. Agricultural Capability Map
3. Figure 1 Location (Current Lots)
4. Figure 2 Proposed Subdivision
5. Applicant's letter

END OF REPORT



Signature

November 7/08

Date