



**Staff Report**  
**Application # MM – 38675**  
**Applicant: The Canadian Orthodox Diocese of Vancouver**  
**Agent: Archbishop Lazar Puhalo**

**DATE RECEIVED:** November 26, 2008

**DATE PREPARED:** January 15, 2009

**TO:** Chair and Commissioners – South Coast Panel

**FROM:** Simone Rivers, Land Use Planner

**PROPOSAL:** Non-farm use: The applicants would like to continue to use the property as a Monastery

This application is made pursuant to section 20(3) of the *Agricultural Land Commission Act*.

**BACKGROUND INFORMATION:**

**Local Government:**

Fraser Valley Regional District

**Legal Description of Property:**

PID: 000-682-438

Lot 9, Except Parcel "A" (Reference Plan 13996), Block 1, District Lot 462, Group 1 New Westminster District, Plan 3254

**Purchase Date:**

November 1991

**Location of Property:**

37323 Hawkins-Pickle Road, Dewdney

**Size of Property:**

15.9 ha (13.9 ha of the subject property is in the ALR).

**Present use of the Property:**

Orthodox Monastery of all Saints. Buildings on site include: main corpus, bishop's house, workshop, work and storage building

**Surrounding Land Uses:**

**WEST:** Agricultural  
**SOUTH:** Residence  
**EAST:** Residence and Farm  
**NORTH:** Crown Land - forested mountainside

**Agricultural Capability:**

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

**Official Community Plan and Designation:**

Dewdney-Alouette Regional District - Dewdney-Hatzic Prairie Official Bylaw No. 478 (1988) designates the property as Agricultural

**Zoning Bylaw and Designation:**

Dewdney-Alouette Regional District Land Use and Subdivision Regulation designates the property as A-2 (Agricultural Floodplain)  
Minimum Parcel Size: 16 ha

**PREVIOUS APPLICATIONS:**

**Application #21130-0**

**Applicant:** Pulos, L  
**Decision** June 24, 1987  
**Date:**

**Proposal:** To use the three existing dwellings on the subject property as a summer camp for children.

**Decision:** Allowed subject to the operation being confined to the existing dwellings and buildings and operating in the summer months only.

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**LOCAL GOVERNMENT RECOMMENDATIONS/COMMENTS:**

**Fraser Valley Regional District Board:** the Regional Board authorized the application to be forwarded to the Commission for consideration.

**STAFF COMMENTS:**

- The applicants are seeking to legitimize an existing use that was commenced without Commission or Regional District Approval. No new buildings or development is proposed at this time.
- The area proposed for non-farm use appears to be separated from the majority of the property by a stream.
- The Commission previously allowed the three existing dwellings on the property to be used for non-farm purposes on a seasonal basis (as a summer camp).

**ATTACHMENTS:**

- Sketch of property showing the location of existing non-farm uses under application.
- Local Government Staff Report (5 pages)
- Airphoto with soil capability overlay
- ALC Context Map – 92G/01 – 1:50,000 (created by ALC Staff)
- Airphoto (2003) 1:20,000 (created by ALC Staff)

**END OF REPORT**

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**Signature**

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**Date**