



Agricultural Land Commission Staff Report

DATE: February 5, 2010
TO: Vice Chair and Commissioners - South Coast Panel
FROM: Tony Pellett

RE: Application # 45558
PROPOSAL: Block Application

PROPOSAL INFORMATION

Background: Not in ATS
Received Date: November 17, 2008
Applicant: City of Chilliwack
Agent: N/A
Local Government: City of Chilliwack

DESCRIPTION OF LAND

PID: 000-935-492
Legal Description: Lot C, Section 2, Township 23, New Westminster District, Plan 20035
Civic Address:
Area: .1 ha
ALR Area: .1 ha
Purchase Date:
Owner: Clifford and John Jones

PID: 002-331-373
Legal Description: Parcel "A" (Reference Plan 10230) of Lot 2, Section 2, Township 23, NWD, Plan 4857
Civic Address:
Area: .4 ha
ALR Area: .4 ha
Purchase Date:
Owner: Mike Bo Man & Jennifer Hyung-JU Se

PID: 003-864-669
Legal Description: Lot 2, Section 2, Township 23 New Westminster District, Plan 4857
EXCEPT Firstly: Parcel "A" (Reference Plan 10230), Secondly: Part in Plan LMP47967

Civic Address:

Area: .6 ha
ALR Area: .6 ha
Purchase Date:
Owner: Martin and Susan Onderwater

PID: 008-532-826

Legal Description: Lot B, Section 2, Township 23, New Westminster District, Plan 20035

Civic Address:

Area: .1 ha
ALR Area: .1 ha
Purchase Date:
Owner: Thomas and Edna Kassian

PID: 023-492-732

Legal Description: Lot 1, Section 2, Township 23, New Westminster District, Plan LMP29325

Civic Address:

Area: .1 ha
ALR Area: .1 ha
Purchase Date:
Owner: David and Donna Young

PID: 023-492-741

Legal Description: Lot 2, Section 2, Township 23, New Westminster District, Plan LMP29325

Civic Address:

Area: .1 ha
ALR Area: .1 ha
Purchase Date:
Owner: Myrtle Young

PID: 024-188-964

Legal Description: Strata Lot 1, Section 2, Township 23, New Westminster District, Strata Plan LMS3293, together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on Form 1

Civic Address:

Area: .1 ha
ALR Area: .1 ha
Purchase Date:
Owners: Kimberley Graham
Melba Gowe

PID: 024-188-972
Legal Description: Strata Lot 2, Section 2, Township 23, New Westminster District, Strata Plan LMS3293 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on Form 1
Civic Address:
Area: 0 ha
ALR Area: 0 ha
Purchase Date:
Owner: Andrew and Andrea Bennett

PID: 024-188-981
Legal Description: Strata Lot 3, Section 2, Township 23, New Westminster District, Strata Plan LMS3293, together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on Form 1
Civic Address:
Area: 0 ha
ALR Area: 0 ha
Purchase Date:
Owner: Bradley and Jodi Knodel

PID: 024-188-999
Legal Description: Strata Lot 4, Section 2, Township 23, New Westminster District, Strata Plan LMS3293, together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on Form 1
Civic Address:
Area: 0 ha
ALR Area: 0 ha
Purchase Date:
Owner: Marilyn Louise McArthur McMahan

PID: 024-189-006
Legal Description: Strata Lot 5, Section 2, Township 23, New Westminster District, Strata Plan LMS3293, together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on Form 1
Civic Address:
Area: 0 ha
ALR Area: 0 ha
Purchase Date:
Owner: Rosanna Turcasso

PID: 024-189-014

Legal Description: Strata Lot 6, Section 2, Township 23, New Westminster District, Strata Plan LMS3293, together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on Form 1

Civic Address:

Area: .1 ha

ALR Area: .1 ha

Purchase Date:

Owner: Michael Bertelli

PID: 024-189-022

Legal Description: Strata Lot 7, Section 2, Township 23, New Westminster District, Strata Plan LMS3293, together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on Form 1

Civic Address:

Area: 0 ha

ALR Area: 0 ha

Purchase Date:

Owner: Andrew and Lorri Ross

Total Land Area: 1.6 ha

Total ALR Area: 1.6 ha

Current Land Use: Not in ATS

PROPOSAL DETAILS

Exclusion

Area	Agricultural Capability	Agricultural Capability Source
1.8	Prime	BCLI

Surrounding Land Uses:

North	Residential non-ALR
East	ALR conditional exclusion for residential
South	ALR conditional exclusion for residential
West	Residential small-lot within ALR

~~Official Community Plan~~

~~**Bylaw Name:**~~

~~**Designation:**~~

~~**OCP Compliance:**~~

~~Zoning~~
~~Zoning Bylaw Name:~~
~~Zoning Designation:~~
~~Minimum Lot Size: ha~~
~~Zoning Compliance:~~

RELEVANT APPLICATIONS

Application #: 44540
Applicant: City of Chilliwack
Proposal: Block Application - To exclude the 1.80 ha subject property to create a local area City park.

Decisions:

Resolution Number	Decision Date	Decision Description
705	December 13, 2007	Table final decision until Commission receives block land application for remainder of properties east of Webster Road.

Note: Application to exclude 1.8 ha for a City park. Tabled pending a decision on the current application.

Application #: 44445
Applicant: Canada Lands Company (CLC) Ltd.
Proposal: To exclude the 5.3 ha property to rezone to permit a mixed-density residential development.

Decisions:

Resolution Number	Decision Date	Decision Description
706	December 13, 2007	Tabled until the Commission receives the block application for the exclusion for the remainder of the properties east of Webster Road.

Note: Exclusion of 5.3 ha for mixed-density residential development approved subject to compliance with Chilliwack's 2008 Webster Road Area Plan. *Res # 602/2008*

Application #: 43840
Applicant: Elizabeth Wotypka
Proposal: To exclude the 5.75 ha subject property for future urban development.

Decisions:

Resolution Number	Decision Date	Decision Description
263	May 22, 2007	Allowed with conditions.

Note: Exclusion of adjoining 5.8 ha parcel conditionally approved. Land is included in Webster Road Area Plan.

Application #: 43839
Applicant: Karen and Robert Reid
Proposal: To exclude the 0.8 ha parcel subject property for future urban development.
Decisions:

**Resolution
Number**

264

Decision Date

May 22, 2007

Decision Description

Allowed with conditions.

Note:

Exclusion of adjoining 0.8 ha parcel conditionally approved. Land is included in Webster Road Area Plan.

STAFF COMMENTS

This application is for the sole purpose of cleaning up the ALR map. All parcels contain less than 0.8 ha and most are known to be excepted by ALD Act subsection 23(1). Approval of this application will allow completion of the Webster Road Area Plan.

ATTACHMENTS

END OF REPORT

Signature

K.A. Pellett

Date

05 February 2010