



Provincial Agricultural Land Commission - Staff Report

Application: 45879

Applicant: Nan Pu To Monastery Inc. No. S41425
Agent: John H. Ho
Local Government: Fraser Valley Regional District

Proposal: To exclude 1.0 ha from the ALR in order to facilitate the construction of a monastery. In conjunction with this application is an inclusion application (#38922).

BACKGROUND INFORMATION

The proposal is to construct a monastery on the proposed new lot at the top of the knoll portion of the property. The proposed new lot (4.5 ha in size) would utilize mostly the non-ALR portion of the subject property. However, to ensure that no land is lost from the ALR, the applicants are proposing to remove a small section of land and add in a different section to ensure no net loss of ALR lands. The proposed new lot will have a rounded appearance that is shaped to work with the landscape and the existing access to the site. There have been a number of previous applications involving this property as outlined below. The most recent application, by the same owner, was approved for the proposed 6 two-person cabins to be constructed on the property to accommodate staff and guests. The Commission had no objection to the construction of the retreat centre on the area of the property which lies outside of the ALR.

The requirement for signage for this application was missing when the application was first submitted and as a result, after this requirement was made, a new resolution from the FVRD was required. This has since been received.

PROPERTY INFORMATION

PID: 016-727-703
Legal Description: Parcel "A", Section 16, Township 22 and District Lot 5975, Group 1, New Westminster District, Reference Plan 86813
Property Area: 48.5 ha
ALR Area: 44.0 ha
Purchase Date: December 22, 2000
Location: 1615 Robinson Road, Lindell Beach
Owner: Nan Pu To Monastery Inc. No. S41425

LAND USE

Current Land Use:

The subject property is currently used as a residence for the Fu Yu monks and open pasture land.

Surrounding Land Uses:

North: Crown land, outside of the ALR
East: Rural property
South: Rural residential lots
West: Crown land, outside of the ALR

PROPOSAL DETAILS

Exclusion Area: 1.0 ha

Agricultural Capability:

The majority of the area under application is rated as: Mixed Prime and Secondary

Source: BCLI

PROPOSAL DETAILS

Subdivision - ALR Area: 48.5 ha

Number of Lots	ALR Area of Lot (ha)
1	44.0
1	4.5

Agricultural Capability:

The majority of the area under application is rated as: Mixed Prime and Secondary

Mapsheet: 92G.010

PREVIOUS APPLICATIONS

Application ID: 42738

Legacy #: 36482

Applicant: Fa Yu Buddhism Monastery

Proposal: to construct a 7000 square foot retreat and meditation centre and 6 structures of 600 square feet each to house two persons on a seasonal part time basis.

Decision:

Resolution #	Decision Date	Decision Description
234/2006	April 25, 2006	Refuse as submitted but would allow the 6 -2person dwellings as proposed. Retreat centre must be located on non-ALR land.

Application ID: 39663

Legacy #: 21962

Applicant: Ranch Park Estate Ltd

Application ID: 37944

Legacy #: 25231

Applicant: R & E Martin

Proposal: Bert Oud is requesting allowance to register a 0.7 ha bare-land strata subdivision of the above 10.1 ha property. Mr. Oud and his wife are looking to retire on the property and build a single-level house for themselves, and sell the small strata lot. The applicants are requesting strata subdivision as the properties will still to an extent be bound together and new owners of the small lot would feel more a part of an agricultural community. As well, the District is reluctant to grant subdivisions based on easement access, and separation by strata would allow separate financing for each lot.

Application ID: 2623

Legacy #: 29310

Applicant: Ranch Park Estates Ltd

Decision:

Resolution #	Decision Date	Decision Description
1129/1994	December 7, 1994	Application refused.

Application ID: 111

Legacy #: 26538

Applicant: Ranch Park Estate Ltd

RELEVANT APPLICATIONS

Application ID: 51784

Applicant: David & Marion Soutar

Proposal: To exclude 1.7 ha of the 4.9 ha ALR portion of the 26.9 ha property.

Note: Concurrent application.

LOCAL GOVERNMENT INFORMATION

Official Community Plan:

Bylaw Name: OSP for Electoral Area "E"
Designation: Agricultural and Limited Use
OCP Compliance: Yes

Zoning:

Zoning Bylaw Name: Rural, Rural Ag, Residential and Rec Assembly
Zoning Designation: 4-8 ha
Zoning Compliance: Yes

Comments and Recommendations:

Agricultural Advisory Committee

the FVRD AAC does not object to the ALR application by the Fa Yu Monastery to facilitate a two lot subdivision. There were three committee members opposed.

Board/Council

The FVRD Board does not object to the application by the Fa Yu Monastery to facilitate a two lot subdivision. There were two directors opposed to this resolution.

ALC STAFF COMMENTS

It is recommended that the Commission consider the following:

- The improved ratings of the agricultural capability of the property are identified as Class 2, 3, 5 and 7 with the limitations of stoniness, topography, excess water and soil moisture deficiency.
- The area proposed for exclusion has the ratings of the agricultural capability of the property are identified as Class 5 and 7 with the limitations of stoniness, topography, excess water and soil moisture deficiency.
- This application is in conjunction with another application (#38922) to include 0.7 ha of land with the improved ratings of the agricultural capability identified as Class 2, 3, 5 and 7 with the limitations of stoniness, topography, excess water and soil moisture deficiency.
- The applicants have owned the property since December 2000.
- The area of the subject property proposed for the Monastery is mostly outside of the ALR and would have minimal impact on the agricultural potential on the remaining ALR land. On March 15, 2006, the members of a previous South Coast panel viewed the proposed Monastery site and encouraged the refinement of plans and the submission of an application to modify ALR boundaries so as to accommodate the proposal.
- Should a better understanding of the property be required, staff could plan a site visit to this property.

END OF REPORT

Prepared by: Jennifer Carson