



Provincial Agricultural Land Commission - Staff Report

Application: 50992

Applicant: Tammie New
Local Government: City of Abbotsford

Proposal: To exclude the 0.3 ha property from the ALR.

BACKGROUND INFORMATION

The applicant is making this application to allow for future development of the subject property,

PROPERTY INFORMATION

PID: 007-436-742
Legal Description: Parcel "G" (Reference Plan 1980B) North East Quarter Section 20 Township 13 Except: Part Subdivided by Plan 26148, New Westminster District
Property Area: 0.3 ha
ALR Area: 0.3 ha
Purchase Date: March 17, 2002
Location: 2815 Station Road, Abbotsford
Owner: Tammie New

LAND USE

Current Land Use:
Residential Lot

Surrounding Land Uses:

North: House on property
East: Station Road; Single family residence
South: Vacant Field
West: 276th Street (Township of Langley); single family residential

PROPOSAL DETAILS

Exclusion Area: 0.3 ha

Agricultural Capability:

The majority of the area under application is rated as: Prime Dominant

Source: BCL

Mapsheet: 92G/1d

RELEVANT APPLICATIONS

Application ID: 51840

Applicants: Fraser Valley Aggregates Ltd, Bentley Aviation Ltd, First Effort Investments Ltd

Proposal: To exclude 8.1 ha of the 18.4 ha subject property from the ALR for the purpose of residential development. The remaining 10.3 ha would be subdivided from the remainder of the property and will remain in the ALR and be rehabilitated for future agricultural practices.

Note: Concurrent application

RELEVANT APPLICATIONS

Application ID: 6137

Legacy #: 23466

Applicant: Dan Wiebe

Proposal: To exclude the 3.3 ha property for the purpose of subdividing into 0.4 ha residential lots.

Decision:

Resolution #	Decision Date	Decision Description
842/1989	August 23, 1989	Refuse exclusion but would allow subdivision of the property into 3 lots of equal size within the ALR. In the Commission's view, the 3 lots would be consistent with nearby parcel sizes and not create a significant impact on remaining ALR lands to the south.

Note: This exclusion application was made on the land that makes up the properties to the south of the subject property.

Application ID: 5810

Legacy #: 30738

Applicant: Township of Langley

Proposal: The Township of Langley is seeking permission to acquire a Statutory Right of Way for the construction of a subsurface forcemain sewer pipeline along the northern boundary of the subject property.

Decision:

Resolution #	Decision Date	Decision Description
752/1996	September 6, 1996	That the construction of a subsurface forcemain sewer pipeline along the northern boundary of the subject property be allowed subject to certain reclamation conditions (please refer to file for specific conditions).

Note: This application was made on the southern adjacent property.

LOCAL GOVERNMENT INFORMATION

Official Community Plan:

Designation: agricultural

OCP Compliance: No

Zoning:

Zoning Designation: A1 Agricultural One zone

Minimum Lot Size: 8.0 ha

Zoning Compliance: No

Comments and Recommendations:

Agricultural Advisory Committee

That the application be approved.

Board/Council

The Abbotsford City Council voted to forward this application to the Commission with endorsement for approval affirmed.

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 prime dominant (Class 3 and Class 5) with the limitations of topography and soil moisture deficiency.
- The applicants have owned the property since March, 2002.
- The subject property is relatively small at 0.3 ha, and is situated in an area bordered on the eastern and western boundaries with roads, to the north a smaller triangle of ALR land makes up the northern boundary of the ALR and to the south field and an historical gravel pit exists.
- A video clip of the subject property has been submitted and could be viewed by the Commissioners if they believe it would assist them in making a decision.
- This property is exempt from the ALC Act and Regulations as it was on its own certificate of title before the

ALC STAFF COMMENTS

inception of the ALR and is less than 2 acres.

- The Commission has been requested by the applicant to waive the requirement of an exclusion meeting.
- There is currently an exclusion application for the property directly south of the subject property (#51840).
- Should a better understanding of the property be required, staff could plan a site visit to this property.

ATTACHMENTS

50992_ContextMap10k.pdf
50992_ContextMap50k.pdf
50992_AirphotoMap5k.pdf
50992_AgCapabilityMap.pdf
50992 lg report.pdf
50992 letter from applicant.pdf

END OF REPORT

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