



Agricultural Land Commission Staff Report

DATE: June 21, 2010
TO: Vice Chair and Commissioners - South Coast Panel
FROM: Ron Wallace

RE: Application # 51703

PROPOSAL: To construct a second residence on the subject property to house a caregiver for the applicants' son (Matthew Froese) who is severely disabled. The applicants' would be willing to post a bond to ensure that at the time of death of their son they would have one of the dwellings removed from the property. There is a letter from Matthew's doctor expressing support for this application in order to properly assist in his daily living.

PROPOSAL INFORMATION

Background: The subject property is approximately 0.9 ha and is used for residential purposes only. The applicants have provided a letter explaining the medical situation with their son.
Received Date: April 21, 2010
Applicant: Doug & Andrea Froese
Agent: Paul Macleod
Local Government: City of Abbotsford

DESCRIPTION OF LAND

PID: 007-483-601
Legal Description: Lot 9 Except: Parcel "A" (Explanatory Plan 15849), South West Quarter Section 10 Township 14 New Westminster District Plan 1930
Civic Address: 5982 Bradner Road, Abbotsford
Area: .9 ha
ALR Area: .9 ha
Purchase Date: November 10, 2006
Owner: Doug & Andrea Froese

Total Land Area: .9 ha
Total ALR Area: .9 ha
Current Land Use: There is a single family residence on the property but no farm activity.

PROPOSAL DETAILS

**Non Farm Use
Area**

	Agricultural Capability	Agricultural Capability Source
0.4	Prime Dominant	BCLI

Surrounding Land Uses:

North	Chicken farm
East	Chicken farm
South	Residence - no farm activity
West	Residence - no farm activity

Official Community Plan

Bylaw Name:

Designation: Agricultural

OCP Compliance: Yes

Zoning

Zoning Bylaw Name: Agricultural One Zone

Zoning Designation: Agricultural One Zone

Minimum Lot Size: 8.0 ha

Zoning Compliance: Yes

Committee Recommendations

Type	Recommendation	Description
Board/Council	Approve	The application was forwarded to the ALC with endorsement.

STAFF COMMENTS

The applicant would remove one of the dwellings at the time of the death of their son and would be prepared to post a bond for this purpose. Alternatively the Commission could require a covenant be registered on title stating that upon their son leaving the property, one of the dwellings is to be removed from the property.

ATTACHMENTS

- 51703_AirphotoMap10k.pdf
- 51703_AgCapabilityMap.pdf
- 51703_ContextMap50k.pdf

END OF REPORT

Signature

Date