



Provincial Agricultural Land Commission - Staff Report

Application: 51786

Applicant: Harbans Khakh
Agent: Dave Khakh
Local Government: City of Abbotsford

Proposal: SUBDIVISION: To subdivide the four (4) parcels of 0.7 ha, 5.1 ha, 7.8 ha, and 61.2 ha to create four (4) parcels of 12.9 ha, 9.4 ha, 25.2 ha, and 27 ha.

BACKGROUND INFORMATION

The current properties are not continuous, that is they do not share boundaries. There are two properties on South Parallel Road which share a border. The other two properties that share a property are in the vicinity of Angus Campbell Road and Boundary Road. The applicant explained that the "proposed new configurations eliminate a land-locked parcel, respects the natural and man-made features of the land and will result in the more efficient use of the farm parcels.

PROPERTY INFORMATION

PID: 013-335-146
Legal Description: Parcel B (Reference Plan 1264) North West Quarter Section 1 Township 16 New Westminster District

Property Area: 0.7 ha
ALR Area: 0.7 ha
Purchase Date: October 19, 2007
Location: 40 Angus Campbell Road, Abbotsford
Owner: Harbans Khakh

PID: 013-335-189
Legal Description: South West 1/4, Section 1, Township 16, New Westminster District, Except Firstly: Part Reference Plan 787 Secondly: Part Bylaw Plan 12120 Secondly: Part Bylaw Plan 12120

Property Area: 51.8 ha
ALR Area: 51.8 ha
Purchase Date: October 19, 2007
Location: 40 Angus Campbell Road, Abbotsford
Owner: Harbans Khakh

PID: 010-896-104
Legal Description: Lot 4 Except: Part on Highway Plan 28393, Sections 1 & 2 Township 20 New Westminster District Plan 4849

Property Area: 5.1 ha
ALR Area: 5.1 ha
Purchase Date: May 1, 2003
Location: 39918 South Parallel Road
Owner:

PID: 010-896-112
Legal Description: Lot 5 Except: Part on Highway Plan 28393, Sections 1 and 2 Township 20 New Westminster District Plan 4849

Property Area: 7.8 ha
ALR Area: 7.8 ha
Purchase Date: May 1, 2003
Location: 39880 South Parallel Road
Owner: Harbans Khakh

PROPERTY INFORMATION

Total Land Area: 65.4 ha
Total ALR Area: 65.4 ha

LAND USE

Current Land Use:

There is an older 2 bedroom farm house and a farm shop, the property used to be a dairy farm and had a manure lagoon.
the other set of proeptries is used for growing blueberries and vegetables.

Surrounding Land Uses:

North: 12 ha - Vegetable field
East: 16 ha - Dairy Farm
South: US Border & Silage Corn Turf Farm
West: Poultry/Blueberry Farms - average size of 16 ha

PROPOSAL DETAILS

Subdivision - ALR Area: 65.4 ha

Number of Lots	ALR Area of Lot (ha)
1	27.0
1	9.4
1	12.9
1	25.2

Agricultural Capability:

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

Source: BCLI

Mapsheet: 92G.009 & 92G.0

PREVIOUS APPLICATIONS

Application ID: 44264

Legacy #: 37578

Applicant: Verdonk Bros. Farms Ltd.

Proposal: To subdivide the subject properties of 1.0 ha and 60.4 ha for a boundary adjustment to create two properties divided by an existing ditch of 25 ha and 36.4 ha.

Decision:

Resolution #	Decision Date	Decision Description
494/2007	September 25, 2007	Refused due to impact on agriculture.

Note: This boundary adjustment application occurred on the Angus Campbell Road properties.

RELEVANT APPLICATIONS

Application ID: 51791

Applicant: Harbans Khakh

Proposal: SUBDIVISION - to subdivide the 10.2 ha subject property into two lots of 0.8 ha and 9.4 ha along a dedicated road right-of-way.

Note: This is a concurrent application by the same applicant and agent.

RELEVANT APPLICATIONS

Application ID: 6343

Legacy #: 30957

Applicant: The Straw Farm Ltd

Proposal: To construct (after the fact) a fully enclosed mushroom growing medium preparation facility which will supply two mushroom farms.

Decision:

Resolution #	Decision Date	Decision Description
871/1996	October 9, 1996	Approval in principle subject to the following conditions: 1. The receipt of a site plan showing the location, size, footprint and storage and loading facilities of the existing mushroom composting barn on the property. In addition, information concerning the volume of compost which is to be produced on a monthly basis is also requested. 2. The registration of a Restrictive Covenant against the title of the subject property restricting the supply of the mushroom compost produced on the property to the two individual mushroom operations, known as T & T Mushroom Farm at 3675 - 232nd Street in Langley and Trinh's Mushroom Farm at 18566 - 80th Avenue in Surrey.

Note: This application occurred on a property north of the South Parallel Road properties.

LOCAL GOVERNMENT INFORMATION

Official Community Plan:

Designation: Agricultural

OCP Compliance: No

Zoning:

Zoning Designation: A2 (Agricultural Two Zone)

Minimum Lot Size: 8.0 ha

Zoning Compliance: Yes

Comments and Recommendations:

Agricultural Advisory Committee

Recommends that the application be approved.

Board/Council

Forward to ALC with endorsement.

Planning Staff

That the application be forwarded to the ALC with support.

ALC STAFF COMMENTS

It is recommended that the Commission consider the following:

-The applicants have owned the properties since October 2007.

-According to the BCLI mapping, the agricultural capability of the subject properties is classified as prime, improvable to Class 2, 3 and 4 with the limitations of topography, undesirable soil structure, low fertility, soil moisture deficiency and excess water.

-While the elimination of a residential lot within the ALR may be desirable, subdividing a larger agricultural component may have an adverse impact on agriculture. It appears that the applicant is attempting to compensate for this through the consolidation of the South Parallel Road properties.

-It appears from the sketch of current land uses that the Angus Campbell Road properties are already being farmed separately according to the railroad and proposed subdivision, vegetables to the north of the railway, vegetables and corn on the proposed eastern lot south of the railway and blueberries on the proposed western lot south of the railway. Another consideration is that should the Commission allow this portion of the subdivision, without restrictive covenants, a residence would be permitted on each of the proposed lots.

-From the aerial photograph it appears that the farming activities on the properties on South Parallel Road do not follow the property boundary and in fact it appears that the larger field overlaps both properties. In other words it

ALC STAFF COMMENTS

appears that these properties are already being farmed as a unit and only one residence exists between the two properties and so if they were consolidated the resulting parcel would only have one residence.

-The previous application on the Angus Campbell Road properties proposed a boundary adjustment between the 1.0 ha and 60.4 ha property to create two properties as divided by the drainage ditch. The Commission refused this proposal on the grounds of agricultural impact and suitability.

-A site visit will assist the Commission in determining whether the railway and drainage ditch constitute a barrier to farming the Angus Campbell Road property as a whole and whether the consolidation of the South Parallel Road properties adequately compensates for subdividing the larger Angus Campbell Road property.

ATTACHMENTS

51786 proposal.pdf

51786 lg report.pdf

51786 alc maps.pdf

END OF REPORT

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