



Provincial Agricultural Land Commission - Staff Report

Application: 51791

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

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.

BACKGROUND INFORMATION

The applicants have indicated that they would like to separate the existing residence from the remainder farm parcel " as it does not contribute or function as part of a larger farm".

PROPERTY INFORMATION

PID: 015-545-261
Legal Description: Lot 1 Section 36 Township 19 and Section 1 Township 20 New Westminster District Plan 83715
Property Area: 10.2 ha
ALR Area: 10.2 ha
Purchase Date: June 11, 1991
Location: 39880 & 39918 South Parallel Road, 40 Angus Campbell Road
Owner: Harbans Khakh

LAND USE

Current Land Use:

There is a residence on the portion of the site north of No. 3 road, and the portion of the site south of the road consists of a farm produce market, residence for farm workers and a packing and cold storage barn. The remainder of the site is farmed.

Surrounding Land Uses:

North: Dairy Farm
 East: Blueberry/Vegetable Farm
 South: Vegetable Farm
 West: Vegetable/Dairy Farm

PROPOSAL DETAILS

Subdivision - ALR Area: 10.2 ha

Number of Lots	ALR Area of Lot (ha)
1	0.8
1	9.6

Agricultural Capability:

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

Source: BCLI

Mapsheet: 92G/1a

PREVIOUS APPLICATIONS

PREVIOUS APPLICATIONS

Application ID: 34766

Legacy #: 08630

Applicant: John Werner

Proposal: Extraction of 20,000 cu meters ditch spoils

Decision:

Resolution #	Decision Date	Decision Description
11729/1979	July 11, 1979	Allowed

Note: This soils application was made on the subject property and the adjacent eastern property.

RELEVANT APPLICATIONS

Application ID: 51786

Applicant: Harbans Khakh

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.

Note: Concurrent application by same applicants.

LOCAL GOVERNMENT INFORMATION

Official Community Plan:

Designation: Agricultural

OCP Compliance: No

Zoning:

Zoning Designation: Agricultural Two Zone (A2)

Minimum Lot Size: 8.0 ha

Zoning Compliance: Yes

Comments and Recommendations:

Agricultural Advisory Committee

That the application be approved as according to the local government report, "the Committee recognized the inconvenience of having farmland bisected by a road, and felt that allowing the subdivision would realistically not alter the existing situation, other than the eventual change in ownership of the smaller parcel. The Committee supported the application proceeding to the ALC for consideration; however, the decision was not unanimous.

Board/Council

The Council forwarded the application with its endorsement.

Planning Staff

Recommended that the application be forwarded to the ALC with Council endorsement.

ALC STAFF COMMENTS

It is recommended that the Commission consider the following:

-The applicants have owned the properties since January 1990.

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

-While the section of the property to the north of the right of way is separated from the remainder of the farm, it houses the residence which in turn keeps the residence off of the agricultural portion of the property. If the subdivision were to be granted, a separate house would be permitted on the remaining agricultural component of the property which may in turn render less land available for agricultural use.

-Commission Staff note that the applicant also owns the property directly east of the subject property. As a result a boundary line adjustment could be a possibility. The smaller parcel is already separated by the road and would comprise one parcel, and the agricultural remainder could be consolidated with the adjacent eastern property to create a larger agricultural property.

- A site visit could help to determine whether the road constitutes a significant barrier to farming the property as a

ALC STAFF COMMENTS

unit and whether a boundary adjustment would be feasible.

ATTACHMENTS

51791_ContextMap20k.pdf
51791_AgCapabilityMap.pdf
51791_AirphotoMap10k.pdf
51791 proposal.pdf
51791 lg report.pdf

END OF REPORT

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