



Provincial Agricultural Land Commission - Staff Report

Application: 52091

Applicant: John & Irene Muyen
Agent: Krahn Engineering Ltd
Local Government: City of Abbotsford

Proposal: EXCLUSION - to exclude the 1.1 ha subject property from the ALR for the construction of a new warehouse.

BACKGROUND INFORMATION

A previous exclusion application in the area excluded land east of the railway. The subject property has a portion of its property also east of the railway.

PROPERTY INFORMATION

PID: 011-349-441
Legal Description: Parcel "C" (Reference Plan 11975) Lots 1 and 2 Except: Parcel "B" (Reference Plan 14967); Section 3 Township 16 New Westminster District Plan 8739
Property Area: 1.1 ha
ALR Area: 1.1 ha
Purchase Date: July 21, 1990
Location: 34247 Farmer Road
Owner: John & Irene Muyen

LAND USE

Current Land Use:

Subject property slopes slightly downward west to east. A channelized watercourse is located along the northern boundary of the site. A residence, detached garage and several shop buildings are situated on then property

Surrounding Land Uses:

North: Agricultural and Industrial
East: Farmer Road; beyond rural residential and agricultural
South: Industrial
West: Agricultural

PROPOSAL DETAILS

Exclusion Area: 1.1 ha

Agricultural Capability:

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

Source: BCLI

Mapsheet: 92G/1c

LOCAL GOVERNMENT INFORMATION

Official Community Plan:

Bylaw Name: n/a
Designation: Agricultural/Industrial Business
OCP Compliance: No

LOCAL GOVERNMENT INFORMATION

Zoning:

Zoning Bylaw Name: Abbotsford Zoning Bylaw 1996
Zoning Designation: Agricultural One Zone (A1)
Minimum Lot Size: 8.0 ha
Zoning Compliance: No

Comments and Recommendations:

Agricultural Advisory Committee

That the application be forwarded to the Commission.

Board/Council

That the application be forwarded to the Commission with endorsement.

Planning Staff

That the application be forwarded to the Commission with support.

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 (Class 2, with limitations of topography and excess water.
- The applicants have owned the property since July 1990.
- A block application (74-114) excluded a portion of land comprising several properties east of the railway. A portion of the current subject property is also east of the railway.
- Should the Commission be interested in exploring the possibility of a partial exclusion of the property to encompass the portion of the land east of the railway, buffering options could be discussed. (Staff Tony Pellett has more detail on this).

ATTACHMENTS

52091_ContextMap10k.pdf
52091_AgCapabilityMap.pdf
52091_AirphotoMap5k.pdf
52091 lg report.pdf
52091 submission from applicant.pdf

END OF REPORT

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