



Provincial Agricultural Land Commission - Staff Report

Application: 52134

Applicants: Daniel (Joseph) Dussault, Mary Du Sault
Local Government: District of Maple Ridge

Proposal: Non-farm Use - Proposal: To use an existing small dwelling as a 2nd dwelling for family member in lieu of a mobile home.

BACKGROUND INFORMATION

Applicants bought the property in May 2010. According to their application, they were not informed at the time of purchase that a second dwelling was not allowed in the ALR.

PROPERTY INFORMATION

PID: 011-037-717
Legal Description: Lot 10 Section 22 Township 12 New Westminster District Plan 3118
Property Area: 3.9 ha
ALR Area: 3.9 ha
Purchase Date: May 10, 2010
Location: 12283 -244 Street
Owners: Daniel (Joseph) Dussault, Mary Du Sault

LAND USE

Current Land Use:

Residential - one home currently under construction, one existing house, shed

Surrounding Land Uses:

North: Rural residential
East: Rural residential - 3 properties
South: Rural residential
West: Rural residential

PROPOSAL DETAILS

Non- Farm Use Area: 3.9 ha
Non- Farm Use Type: Residential: Additional Dwelling(s)

Agricultural Capability:

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

Source: BCL

Mapsheet: 92G.028

LOCAL GOVERNMENT INFORMATION

Official Community Plan:

Designation: Agriculture
OCP Compliance: Yes

LOCAL GOVERNMENT INFORMATION

Zoning:

Zoning Bylaw Name: RS-3
Zoning Designation: One Family Rural Residential
Minimum Lot Size: 0.8 ha
Zoning Compliance: Yes

Comments and Recommendations:

Board/Council

Authorize application to proceed to the Commission.

Planning Staff

"As this proposal is not a significant departure from municipal or provincial regulations, this application is supportable."

ALC STAFF COMMENTS

It is recommended that the Commission consider the following:

- The applicants bought the property in 2010.
- The improved ratings of the agricultural capability of the property are identified as prime dominant (Class 3) with limitations of undesired soil structure and excess wetness.
- The property is approximately 4.0 ha. Two dwellings on the subject property may decrease the agricultural opportunities available on the property in the long-term.
- The existing house is requested in lieu of the permitted mobile home for immediate family members, and the applicants are amenable to a covenant or bond which would restrict the use of the property for that purpose.
- ALC Policy #10 states "BUILDING NEW RESIDENCE WHILE OCCUPYING EXISTING RESIDENCE where there is one existing residence on the parcel; the existing residence will be demolished, moved off the property, or made uninhabitable upon occupancy of the new residence." However, an application to the Commission is required if there is an existing residence on the parcel, the existing residence will be retained and inhabited and the additional residence is not required for legitimate farm purposes.

ATTACHMENTS

52134_ContextMap20k.pdf
52134_AirphotoMap5k.pdf
52134_AgCapabilityMap.pdf
52134proposal.pdf
52134photos.pdf
52134 sketch.pdf
52134 LG report.pdf

END OF REPORT

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