



# Provincial Agricultural Land Commission - Staff Report

## Application: 52149

**Applicant:** Geertsma Farms Ltd  
**Agent:** Barry Lehna  
**Local Government:** City of Pitt Meadows

**Proposal:** SUBDIVISION: The applicants are proposing two options for a homesite severance of approximately 1.6 ha from the subject property. Option 1 would be slightly larger and allow the applicants to maintain ownership of some of the farm buildings on the property. Option 2 would be smaller in area. Both options create a homesite parcel on the east side of the subject property along Neaves Road. The applicants also plan to donate a section of the subject property lying outside the dyke (northeast corner of the subject property) along the south Alouette river to the City of Pitt Meadows for recreational purposes.

## BACKGROUND INFORMATION

The Geertsma family have been farming on Neaves Road since 1957. However, the subject property was purchased in 1974. The parents of the applicants subdivided and sold a 2.4 ha portion of the subject property to their daughter and son-in-law (Shirley and Eric Leyenhorst), this is on the east side of the subject property along Sharpe Road. The majority of the subject property is leased to Prickett's Nurseries Ltd., they also have an option to purchase the land.

## PROPERTY INFORMATION

**PID:** 026-213-184  
**Legal Description:** Lot 1 Section 26 Township 9 New Westminster District Plan BCP16150  
**Property Area:** 15.1 ha  
**ALR Area:** 15.1 ha  
**Purchase Date:** March 1, 2005  
**Location:** 13511 Neaves Road  
**Owner:** Geertsma Farms Ltd

## LAND USE

### Current Land Use:

The majority of the land being farmed by Prickett's Nurseries Ltd., who lease the land from the applicants. The applicants also have chickens, a small greenhouse operation and a number of vacant dairy barns.

### Surrounding Land Uses:

North: Rural residence & blueberries  
East: Rural residence & farm  
South: Rural residence & farm  
West: Rural residence & blueberries

## PROPOSAL DETAILS

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Subdivision - ALR Area: 15.1 ha

Number of Lots	ALR Area of Lot (ha)
1	13.5
1	1.6

### Agricultural Capability:

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

Source: BCLI

Mapsheet: 92G/2g

## PREVIOUS APPLICATIONS

Application ID: 6562

Legacy #: 20757

Applicant: Marten & Cristina Geertsma

Proposal: Create a 1.2 ha leasehold parcel from the existing 2.0 ha parcel, for (99-year) lease to the applicants' adjoining farm on Lot 1...Plan 72397. The 2.0 ha parcel would then be sold to the applicants' daughter.

### Decision:

Resolution #	Decision Date	Decision Description
70/1987	January 13, 1987	Refusal on the grounds that the proposed 99-year lease would not be in the best interests of preserving the land for agricultural purposes - however, the Commission is prepared to allow the creation of one 0.8 ha parcel subject to the consolidation of the remaining 1.2 ha with Lot 1...Plan 72397.

Note: The Commission approved the reconsideration of 99-year lease agreement of 1.2 ha of 2 ha property(resolution #444/87).

## RELEVANT APPLICATIONS

Application ID: 40754

Legacy #: 35086

Applicant: Frank & Alma Pastorek

Proposal: 0.8 ha homesite severance from the 13.5 ha property.

### Decision:

Resolution #	Decision Date	Decision Description
592/2003	November 19, 2003	Allowed subject to all conditions of the Homesite Severance Policy.

Note: Homesite severance application located to the southwest of the subject property. The Commission approved the 0.8 ha homesite severance from a 13.5 ha parent parcel.

## RELEVANT APPLICATIONS

**Application ID:** 5095

**Legacy #:** 30480

**Applicant:** Phillip & Janet Van Der Veen

**Proposal:** The applicants are seeking permission to subdivide an approximate 0.6 ha lot from the subject property under the Homesite Severance Policy.

**Decision:**

Resolution #	Decision Date	Decision Description
460/1996	May 16, 1996	That the application to subdivide a parcel of no greater than 0.6 ha in the northeast corner of the property be allowed subject to the installation of a standard five-strand barbed wire fence and the planting of a single row coniferous/broadleaf hedge along the west and south boundaries of the homesite lot and to compliance with the provisions of the Homesite Severance Policy.

**Note:** Homesite severance application located west of the subject property across Sharpe Road. The Commission approved the 0.6 ha homesite severance from a 8 ha parent parcel.

## LOCAL GOVERNMENT INFORMATION

**Official Community Plan:**

**Bylaw Name:** Official Community Plan Bylaw No. 2352, 2007

**Designation:** Agricultural

**OCP Compliance:** No

**Zoning:**

**Zoning Bylaw Name:** Land Use Bylaw No. 1250

**Zoning Designation:** Agriculture (AG)

**Minimum Lot Size:** 8.0 ha

**Zoning Compliance:** No

**Comments and Recommendations:**

**Agricultural Advisory Committee**

The committee supported the application as it was deemed to be in the spirit of the Commission's homesite severance policy. However, the applicants should work with the City to reduce the size of the severed parcel to minimum building offsets on the north and west sides of the barns.

**Board/Council**

Support the request for subdivision based on Option 2 and forward comments to the Commission.

**Planning Staff**

Planning staff recommended forwarding the application to the Commission provided that the proposed homesite severance is an adequate size and is conducive to agricultural viability. For this reason, staff recommended Council's consideration of Option 2.

## ALC STAFF COMMENTS

It is recommended that the Commission consider the following:

- The subject property was purchased in 1974, which does not satisfy guideline #1 of the Policy #11 (Homesite Severance on ALR Lands): "A once only severance may be permitted where the applicant submits documentary evidence that he or she has continuously owned and occupied the property as his or her principal place of residence since 21 December 1972."
- Although the previous subdivision of the subject property along Sharpe Road did not involve an approval of the Commission it was approved under Section 10(1)(b) of the Regulation and as such it may fulfill the objective of the Homesite Severance Policy guideline #2 (Policy #11): "Where an applicant for a "homesite severance" has had a previous subdivision application approved by the Commission resulting in the creation of a separate parcel, the Commission may consider the previous approval as having fulfilled the objectives of the Homesite Severance Policy and may deny any further consideration under the Homesite Severance Policy."
- The applicants would like the Commission to consider Option 1, due to the considerable expense of Option 2.

## ATTACHMENTS

52149\_ContextMap20k.pdf  
52149\_AgCapabilityMap.pdf  
52149\_AirphotoMap20k.pdf  
52149\_homesite\_option1.pdf  
52149\_homesite\_option2.pdf

## END OF REPORT

**Prepared by:** Eamonn Watson, May 2011