



Provincial Agricultural Land Commission - Staff Report

Application: 52383

Applicant: Adrie & Michelle Stuyt
Local Government: District of Kent

Proposal: Subdivision - Boundary Adjustment between PID: 024-711-136 and PID: 024-711-101 to create a small residential parcel and a larger parcel of agriculture fields

BACKGROUND INFORMATION

Current Parcels:

Lot 1: 024-711-101 - 22.8 ha Crop production
Lot 2: 024-711-136 - 3.8 ha Residence and crop production

Proposed Parcels:

Lot 1: 024-711-101 - 26 ha - Crop production
Lot 2: 024-711-136 - 0.58 ha Residence and small shop

PROPERTY INFORMATION

PID: 024-711-136
Legal Description: Lot D Section 19 Township 3 Tange 28 West of the Sixth Meridian New Westminster District Plan LMP44821
Property Area: 3.8 ha
ALR Area: 3.8 ha
Purchase Date: March 4, 2011
Location: 7272 Martin Road, Agassiz
Owner: Jannigje & Sygie Roos

PID: 024-711-101
Legal Description: Lot B Section 19 Township 3 Range 28 West of the Sixth Meridian New Westminster District Plan LMP44821
Property Area: 22.8 ha
ALR Area: 22.8 ha
Purchase Date: June 30, 2004
Location: 7220 Martin Road
Owner: Adrie & Michelle Stuyt

Total Land Area: 26.6 ha
Total ALR Area: 26.6 ha

LAND USE

Current Land Use:

Lot 1: Grass fields used for Hay
Lot 2: Residence and grass fields used for Hay

Surrounding Land Uses:

North: ALR: Martin Rd and Haig highway, treed residential, agricultural fields and a subdivision across Haig Hwy
East: ALR: Residential and grass fields for hay production
South: ALR: Grass fields for hay production
West: ALR: Ottenbreit Rd, cultivated fields with residence

PROPOSAL DETAILS

Subdivision - ALR Area: 26.6 ha

Number of Lots	ALR Area of Lot (ha)
1	0.6
1	26.0

Agricultural Capability:

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

Source: CLI

Mapsheet: 92H.022

RELEVANT APPLICATIONS

Application ID: 45226

Legacy #: 38332

Applicant: Neal and Natalie Te Brinke

Decision:

Resolution #	Decision Date	Decision Description
546/2008	August 13, 2008	Allow the proposed boundary line adjustment as proposed provided no there is no additional road allowance on McDonald Road.

Note: East of subject property. Subdivision as already divided by road - Allowed with minor conditions

LOCAL GOVERNMENT INFORMATION

Official Community Plan:

Bylaw Name: No.1207

OCP Compliance: Yes

Zoning:

Zoning Bylaw Name: No.1219

Minimum Lot Size: 4.0 ha

Zoning Compliance: Yes

Comments and Recommendations:

Agricultural Advisory Committee

Recommends that Council endorse application.

Board/Council

Resolution #R2011-225: Supports application to ALC

Planning Staff

Recommends that Council approves application.

ALC STAFF COMMENTS

- 1) Proposed lot boundary line adjustment creates a larger saleable agricultural parcel without a residence.
- 2) Proposal allows owners to continue living in their residence while consolidating their field into the larger agricultural parcel.
- 3) If the boundary adjustment is approved, staff suggest a parcel size similar to that of a homesite severance be approved such that all the land available for agriculture is maximized.

ATTACHMENTS

52383_ContextMap20k.pdf

52383_AirphotoMap5k.pdf

52383 Proposal Maps.pdf

END OF REPORT

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