



Provincial Agricultural Land Commission - Staff Report

Application: 52398

Applicant: Armando & Cherry-Dawn Bolognese
Local Government: District of Maple Ridge

Proposal: The applicants are proposing to subdivide the subject property into two parcels. The east (front) portion, closest to 256 Street, would be 1.2 ha and include the house and barns. This 1.2 ha lot would be sold to the family who is currently renting and would continue to be a hobby farm. The remaining (west or back) lot would be 4.9 ha would be planted with fruit trees to establish an orchard. Access to this lot would be along the undeveloped 128 Avenue right of way. The applicants are also proposing purchasing 300 additional fruit trees and offering them to the agricultural community. More specifically, the trees could be offered to District of Maple Ridge or to any farmer in the ALR with farm status. Any individual farmer could receive up to 50 fruit trees. In addition to providing fruit trees to local farmers, the applicants are proposing donating a further five thousand dollars to the Commission to create a land database to help connect land owners with potential farmers looking to lease land.

BACKGROUND INFORMATION

There have been no previous applications on the subject property. Moreover, there have been very few subdivision applications in the area. The application to subdivide the eight properties to the south (see Related Applications) is the primary exception. However, the Commission has commented on the District of Maple Ridge "cluster and consolidation" proposal. In general the Commission has supported the proposal to consolidate lands in this area (Resolution #780/97 and #697/99, primarily) where appropriate.

PROPERTY INFORMATION

PID: 001-369-903
Legal Description: Lot 1 Expect: Parcel "E" (Explanatory Plan 10715): Section 23 Township 12 New Westminster District Plan 2034
Property Area: 6.1 ha
ALR Area: 6.1 ha
Purchase Date: August 21, 1985
Location: 12787 - 256 Street
Owner: Armando & Cherry-Dawn Bolognese

Total ALR Area:

LAND USE

Current Land Use:

5 bedroom house and studio. Barn, toolshed and pig pen. The east (front) 1.2 ha are a hobby farm and the west (back) 4.9 ha are pasture.

Surrounding Land Uses:

North: Unconstructed 128 Avenue road right of way. Beyond that are 7 properties, 4 residential and 3 assessed farm status.
East: 256 street. Beyond is a farm and rural residential
South: Rural residential.
West: Rural residential.

PROPOSAL DETAILS

Subdivision - ALR Area: 6.1 ha

Number of Lots	ALR Area of Lot (ha)
1	1.2
1	4.9

Agricultural Capability:

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

Source: BCLI

Mapsheet: 92G/2h

RELEVANT APPLICATIONS

Application ID: 40075

Legacy #: 21893

Applicant: J Stefani

Proposal: Application to subdivided 8 separate properties into 16 lots with road access.

Decision:

Resolution #	Decision Date	Decision Description
198/8268	March 23, 1988	Refused as submitted on the grounds that the introduction of additional new rural lots with road access would be detrimental to long term agricultural options.

Note: A subdivision application from 1988 on the eight (8) properties to the immediate south of the subject property.

LOCAL GOVERNMENT INFORMATION

Official Community Plan:

Bylaw Name: Maple Ridge OCP Bylaw 6425-2006

Designation: Agriculture

OCP Compliance: Yes

Zoning:

Zoning Bylaw Name: Zoning Bylaw 3510-1985

Zoning Designation: One Family Rural Residential

Minimum Lot Size: 0.8 ha

Zoning Compliance: Yes

Comments and Recommendations:

Board/Council

That the application be authorized to go forward to the Commission, two Councillors were opposed.

Planning Staff

Staff recommended that the application not be authorized to go forward to the Commission.

ALC STAFF COMMENTS

It is recommended that the Commission consider the following:

-Although subdivision may create lots that are consistent with other parcel sizes in the area, most of the parcel sizes in this area pre-date the ALR.

-The applicants are willing to provide fruit trees to local farmers, however, as mentioned by Maple Ridge staff, there are challenges related to the management of this endowment.

-The applicants have owned the subject property since 1985.

END OF REPORT

Prepared by: Eamonn Watson, September 29, 2011