



Provincial Agricultural Land Commission - Staff Report

Application: 52400

Applicants: Siegfried & Olga Franiek, Friederich & Rosemary Findler
Agent: Sanborn & Associates Inc
Local Government: Fraser Valley

Proposal: To subdivide the 16 ha property into two lots of equal size (~8 ha each) either on an east/west or a north/south axis. The two owners would like to separate their share in the property and retire to their own half.

BACKGROUND INFORMATION

No previous applications have been considered on the property. According to the file information the property has not been subdivided for over 90 years.

PROPERTY INFORMATION

PID: 013-075-829
Legal Description: District Lot 574 Group 2 New Westminster District
Property Area: 16.0 ha
ALR Area: 16.0 ha
Purchase Date: March 19, 1999
Location: 574 Alken Road, Ryder Lake
Owners: Friederich & Rosemary Findler, Siegfried & Olga Franiek

Total ALR Area:

LAND USE

Current Land Use:

Vacant forested property.

Surrounding Land Uses:

North: Three ~4 ha lots in the ALR
East: Four ~4 ha lots outside the ALR
South: Forested non ALR, rough, steep topography
West: 4 ha and 8 ha lots in the ALR.

PROPOSAL DETAILS

Subdivision - ALR Area: 16.0 ha

Number of Lots	ALR Area of Lot (ha)
2	8.0

Agricultural Capability:

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

Source: BCLI

Mapsheet: 92 H/04

RELEVANT APPLICATIONS

Application ID: 15712

Legacy #: 18578

Applicant: R.D. & Wendy Prokosh & Felker

Proposal: To subdivide the 6.8 ha property into 3 lots: 3.7 ha, 2.6 ha and 0.4 ha.

Decision:

Resolution #	Decision Date	Decision Description
1698/1984	November 30, 1984	Allowed.

Note: Adjoining property to the west of the subject property.

Application ID: 15709

Legacy #: 24798

Applicant: F. & G. Shulte & Leclair

Proposal: To subdivide a 2 ha lot from the 6 ha property

Decision:

Resolution #	Decision Date	Decision Description
59/1991	February 11, 1991	Allowed.

Note: Adjoining property to the north of subject property.

LOCAL GOVERNMENT INFORMATION

Official Community Plan:

Bylaw Name: Not applicable

Designation: n/a

OCP Compliance: Yes

Zoning:

Zoning Bylaw Name: Electoral Area E bylaw

Zoning Designation: R Rural

Minimum Lot Size: 4.0 ha

Zoning Compliance: Yes

Comments and Recommendations:

Agricultural Advisory Committee

The FVRD Agricultural Advisory Committee does not support the application, unless the applicant's qualify for consideration under the ALC Homesite Severance Policy. Even then they only support a 0.8 ha homesite severance.

Board/Council

The Fraser Valley Regional District Board forwarded the application with the comment that the ALC consider the recommendations of the FVRD Agricultural Advisory Committee.

ALC STAFF COMMENTS

Staff suggests that the Commission consider the following:

- 1) The land has reasonable capability for agricultural development given the soil capability ratings. That being said the Ryder Lake area has very little agricultural activity.
- 2) The applicants appear to qualify for consideration under the ALC Homesite Severance Policy based on the length of ownership (pre - 1972). However, no one has lived on the property, so technically the applicants do not qualify for consideration - having not lived on and continuously occupied the property since 1972.
- 3) The AAC for FVRD does not support a two lot subdivision.
- 4) The Commission has approved subdivision into similar parcel sizes in the past decades.

ATTACHMENTS

52400_ContextMap20k.pdf
52400_AirphotoMap5k.pdf
52400_AgCapabilityMap.pdf

END OF REPORT

Prepared by: Martin Collins, February, 13, 2012