Provincial Agricultural Land Commission - Staff Report
Application: 52530

Applicant:	0908288 BC Ltd
Agent:	Edward Eaton
Local Government:	District of Kent
Proposal:	SUBDIVISION - Boundary Adjustment between 2 parcels to create one large agriculture parcel with no residence and one small residential parcel

BACKGROUND INFORMATION

PID 005-694-159 (current 0.8 ha lot) to be shifted to encompass the existing home site on PID 013-205-587 leaving the remaining parcel 10.7 ha with no residence. Proposal notes a future homesite could be located immediatley west of the new 0.8 ha parcel which previously contained buildings and is not currently agriculturally productive.

PROPERTY INFORMATION

PID:	005-694-159
Legal Description:	Lot 1 Section 26 Township 3 Range 29 West of the Sixth Meridian New Westminster District Plan 19646
Property Area:	0.8 ha
ALR Area:	0.8 ha
Purchase Date:	May 17, 2011
Location:	Lougheed Hwy, Agassiz
Owner:	0908288 BC Ltd
PID:	013-205-587
Legal Description:	Parcel "D" (Reference Plan 1493A) North East Quarter Section 26 Township 3 Range 29 West of the Sixth Meridian Firstly: Part Subdivided by Plan 19646 Secondly: Part on Highway Plan 25182, New Westminster District
Property Area:	10.6 ha
ALR Area:	10.6 ha
Purchase Date:	May 17, 2011
Location:	Lougheed Hwy, Agassiz
Owner:	
Total Land Area:	11.4 ha
Total ALR Area:	11.4 ha

LAND USE

Current Land Use:

PID 005-694-159: field and small area with fill from a previous building
PID 013-205-587: Corn production and residence

Surrounding Land Uses:

North: ALR: Hay production
East: ALR: Hay production
South: ALR: Lougheed Highway, ~1.5 ha rural residential parcels with small fields
West: ALR: Corn production and forested pasture

PROPOSAL DETAILS

Subdivision - ALR Area: 11.4 ha

Number of Lots	ALR Area of Lot (ha)
1	0.8
1	10.7

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

Source: CLI

Mapsheet: 92H/4f

RELEVANT APPLICATIONS

Application ID: 41750 **Legacy #:** 35804

Applicant: Wilhelmus & Hendrika Klop

Proposal: To subdivide one (1) 4.01 ha lot from 14.2 ha parcel. In exchange for this subdivision the applicants propose to consolidate two nearby parcels that they also own into one (1) 15.1 ha lot - currently 1.9 ha and 13.2 ha in size.

Decision:

Resolution #	Decision Date	Decision Description
97/2005	February 16, 2005	Allow subject to subdivision being along drainage ditch

Note: SW of subject property

Application ID: 14200 **Legacy #:** 25525

Applicant: John Ryan

Proposal: Proposed to subdivide a 1.2 ha homesite lot from the 8 ha property.

Decision:

Resolution #	Decision Date	Decision Description
787/1991	October 21, 1991	Refused on the grounds that the severance was excessive in size and awkwardly located in relation to the remainder of the property. Also, it was not felt that the remainder constituted a viable farm unit.

Note: N of subject parcel

Application ID: 14199 **Legacy #:** 24348

Applicant: Melvin & Della Vander Hock

Proposal: Proposed to s/d a 2 ha lot from the 46.5 ha property for the applicant's son.

Decision:

Resolution #	Decision Date	Decision Description
613/1990	July 24, 1990	Allowed subject to consolidation of the Remainder of Lot 1 with Lot 2.

Note: NW of subject property

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

Kent AAC supports the current application for a boundary realignment to create a square parcel of the same size (0.8 ha) around the existing farm residence at the southeast corner of Parcel "D".

The AAC supports a homeplate covenant being registered on proposed Lot 1 to establish a 0.2 ha residential area immediately adjacent to the west boundary of proposed Lot 2.

Board/Council

Resolution #R2011-384: That the the application to the ALC for subdivision (Boundary adjustment) for the properties commonly known as 5735 Lougheed Highway and 5691 Lougheed Jighway within the ALR be supported.

Planning Staff

THAT council recommends that the ALC approves the Subdivision (boundary adjustment) application for the properties commonly known as 5735 Lougheed Highway and 5691 Lougheed Highway within the ALR.

ALC STAFF COMMENTS

Staff would like the Commission to note the following:

1) Proposal generally mirrors a Homesite Severence result.

2) The proposal as submitted reflects revisions to the application as a result of recommendations by the AAC.

3) Maps show a number of large buildings on the larger parcel. The applicant has indicated all except one have been removed.

ATTACHMENTS

52530 Proposal maps.pdf
52530 Proposal outline.pdf
52530 Proposal sketch.pdf
52530_ContextMap20k.pdf
52530_AirphotoMap10k.pdf

END OF REPORT

Prepared by: Lindsay McCoubrey