



Provincial Agricultural Land Commission - Staff Report

Application: 52545

Applicants: Stephen & Marilyn Elnicki, John & Linda Marconato
Agent: Terri Smith
Local Government: City of Pitt Meadows

Proposal: Subdivision - Boundary Adjustment

Current State:

Lot 1 - 2.5 ha - Residence, barn, green house and tree farm
Lot 2 - 0.2 ha - Residence

Proposed State:

Lot 1 - becomes 0.2 ha with residence only
Lot 2 - becomes 2.5 ha with intention of converting tree farm into pasture for lease to nearby dairy farmer.

BACKGROUND INFORMATION

Neighbouring properties wish to realign property boundaries to shift arable land from 13877 McKechnie Rd to 13843 McKechnie Rd. Proposal for land - currently a Christmas tree farm - includes a plan to lease to the land to a nearby dairy farmer for crop production (see attached letter of intended rental notice).

PROPERTY INFORMATION

PID: 004-758-943
Legal Description: Lot 23 Section 34 Township 9 New Westminster District Plan 25489
Property Area: 2.4 ha
Purchase Date: August 25, 2004
Location: 13877 McKechnie Road
Owner: John & Linda Marconato

PID: 005-085-888
Legal Description: Lot 1 Section 34 Township 9 New Westminster District Plan 17503
Property Area: 0.2 ha
Purchase Date: April 17, 2008
Location: 13843 McKechnie Road
Owner: Stephen & Marilyn Elnicki

Total Land Area: 2.6 ha

LAND USE

Current Land Use:

Land is currently a Christmas Tree farm.

Surrounding Land Uses:

North: ALR: A1 - Residence
East: ALR: A1 - McKichnie Rd, agricultural fields, residence and barns
South: ALR: A1 - Cultivated field
West: ALR: A1 - Blueberry operation

PROPOSAL DETAILS

Subdivision - ALR Area: 2.4 ha

Number of Lots	ALR Area of Lot (ha)
1	2.2
1	0.2

Agricultural Capability:

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

Source: CLI

Mapsheet: 92G/7b

LOCAL GOVERNMENT INFORMATION

Comments and Recommendations:

Board/Council

Council supports the request for subdivision and forward comments to the Agricultural Land Commission.

Planning Staff

There are no concerns.

ALC STAFF COMMENTS

Staff would like the Commission to note the following:

- No proposed change to density.
- Purchasing applicants plan to lease arable land to a dairy farmer nearby.
- Boundary Line Adjustment creates a zoning bylaw conflict with respect to the location of the barn. Therefore a variance would be needed.

ATTACHMENTS

52545 - Applicant proposal.pdf
52545 - Proposal map.pdf
52545 - Survey plan.pdf
52545 - ALC Context Map.pdf

END OF REPORT

Prepared by: Lindsay McCoubrey