



Provincial Agricultural Land Commission - Staff Report

Application: 52585

Applicant: George Bailey
Local Government: City of Chilliwack

Proposal: To subdivide a 0.5 ha lot from the 6.9 ha property under the ALC Homesite Severance Policy.

BACKGROUND INFORMATION

One previous application has been considered on the property. See below for details. The applicant has owned and continuously lived on the property since Feb. 1966.

PROPERTY INFORMATION

PID: 026-005-174
Legal Description: Lot 2 Section 28 Township 26 New Westminster District Plan BCP12465
Property Area: 6.9 ha
ALR Area: 6.9 ha
Purchase Date: July 27, 2004
Location: 8652 Prest Road
Owner: George Bailey

Total ALR Area:

LAND USE

Current Land Use:

The property was used as a dairy farm from 1908 to 1972, and since then for breeding dairy cows. There are two residences and barns and outbuildings on the property.

Surrounding Land Uses:

North: Hobby farms in the ALR ~1 ha
 East: Large ALR farm parcel - Dairy
 South: Large ALR farm parcel - Dairy
 West: 4 - 8 ha lots in the ALR

PROPOSAL DETAILS

Subdivision - ALR Area: 6.9 ha

Number of Lots	ALR Area of Lot (ha)
1	6.4
1	0.5

Agricultural Capability:

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

Source: BCLI

Mapsheet: 92H4/e

PREVIOUS APPLICATIONS

Application ID: 11186

Legacy #: 75-1017

Applicant: George Bailey

Proposal: To subdivide a 64 acre lot into two lots of roughly equal size and consolidate the easterly 30 acre parcel with the adjoining property to create a 100 acre parcel.

Decision:

Resolution #	Decision Date	Decision Description
3226/1976	February 4, 1976	Allow as requested.

LOCAL GOVERNMENT INFORMATION

Official Community Plan:

Bylaw Name: City of Chilliwack OCP 1998

Designation: Agriculture

OCP Compliance: No

Zoning:

Zoning Bylaw Name: Bylaw #2800

Zoning Designation: Agriculture Lowland

Minimum Lot Size: 7.5 ha

Zoning Compliance: Yes

Comments and Recommendations:

Board/Council

City of Chilliwack Council forwarded the application with a recommendation of support.

ALC STAFF COMMENTS

Staff recommends that the application be allowed subject to fencing and buffering on the grounds the applicant qualifies for consideration under Homesite Severance Policy (having purchased the property in 1966). The 0.5 ha size of the homesite lot is consistent with other decisions in the Fraser Valley.

END OF REPORT

Prepared by: Martin Collins, Feb 23, 2012