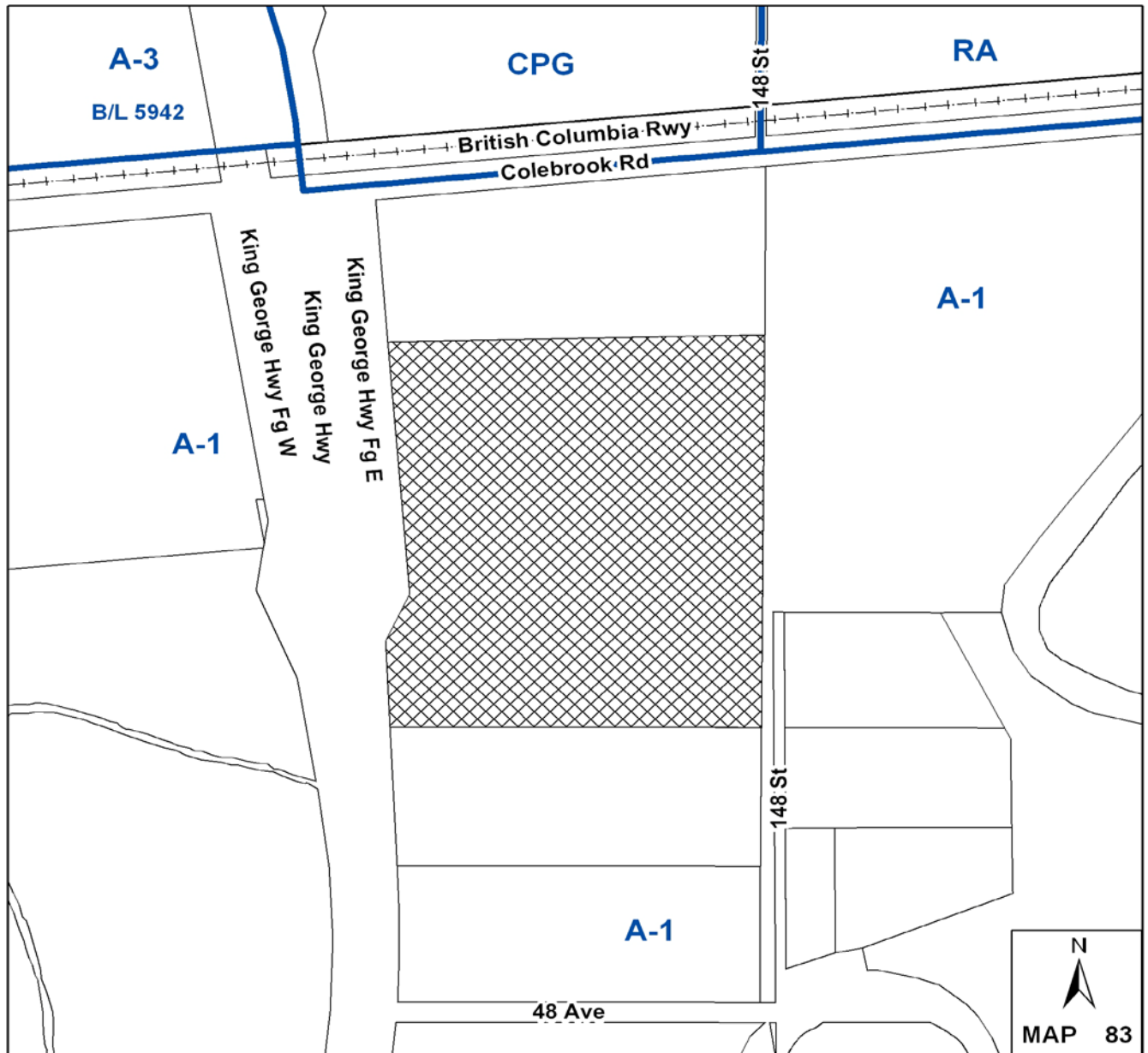


Proposal:	Subdivision within the ALR to create two lots.			
Recommendation:	Denial			
Location:	5052 King George Hwy	Zoning:	A-1	
OCP Designation:	Agricultural		Owner:	Kulwant Dhaliwal et al



PROJECT TIMELINE

Completed Application Submission Date: June 7, 2006
Planning Report Date: September 11, 2006

PROPOSAL

The applicant is proposing:

- Subdivision within the ALR under Section 21(2) of the ALC Act

in order to allow subdivision into two (2) lots.

RECOMMENDATION

The Planning & Development Department recommends that this application be denied.

REFERRALS

Engineering:	The Engineering Department has no objection to the project subject to the completion of Engineering servicing requirements as identified in the attached (Appendix IV).
Agricultural Advisory Committee (AAC):	Not support (Appendix VI).

SITE CHARACTERISTICS

- **Existing Land Use** Blueberry farming with a single detached residential unit along with several farm related buildings.
- **East:** Active farmland, zoned A-1, designated Agricultural in the OCP.
- **South:** Active farmland, zoned A-1, designated Agricultural in the OCP.
- **West:** Active farmland, zoned A-1, designated Agricultural in the OCP.
- **North:** Unused farmland, zoned A-1, designated Agricultural in the OCP.

PLAN AND POLICY COMPLIANCE

OCP Designation: The proposed subdivision in the ALR is contrary to the intent of OCP Policies regarding land in the ALR to protect farmland from subdivision.

DEVELOPMENT CONSIDERATIONS

Background

- The application involves a 13.27 hectare (32.8 acre) parcel of land located at 5052 King George Highway. The property is actively farmed (blueberries) and contains a single detached residential building as well as several farm related buildings. The site is located within the Agricultural Land Reserve (ALR).
- The applicant is proposing to subdivide the property into two parcels. These parcels are proposed to measure approximately 6.4 and 6.8 hectares (15.8 and 16.8 acres) in size (Appendix III).
- All surrounding properties are also zoned 'General Agricultural Zone (A-1)', designated 'Agricultural' in the Official Community Plan, and are all located within the Agricultural Land Reserve.
- According to Canada's Land Capacity for Agriculture classifications, the subject site is categorized as 'Class 4', which notes that the land comprises "limitations that require special management practices or severely restrict the range of crops, or both". However, the capability may be improved to 'Class 3', which means that the land would have "limitations that require moderately intensive management practices or moderately restrict the range of crops, or both".

Agricultural Advisory Committee

- The Agricultural Advisory Committee reviewed the proposal on June 1, 2006 and recommended that the application be denied (Appendix VI).

PROJECT EVALUATION

The advantages and community benefits or any justification for approving the project are:

- The proposed subdivision would create two lots that meet the minimum size requirement (4 hectares / 10 acres) of the A-1 zone.
- The property owners indicate that there are two families that own this parcel of land; both of which contribute to the blueberry farming operation. Subdivision would permit each family to own their own parcel of land, and pursue different types of farming operations in the future. They have stated that the one family would remain in blueberry farming while the other would construct greenhouses.

The disadvantages and problems likely to result from approval of the project are:

- The proposal is contrary to agriculturally related policies in the Official Community Plan, which states under Division A, Section 2.2, Subsection F-1.2 "limit subdivision of agricultural land and encourage the amalgamation of lots in agricultural areas".
- Within the Agricultural Land Commission Act, Section 6(a) states that part of the purpose of the commission is "to preserve agricultural land". This application does not comply with this purpose as each lot created would provide the opportunity to construct a residential unit and driveway for each property, thereby reducing the overall amount of agricultural land on this property.
- Subdivision of land in the ALR will create smaller parcels, thus limiting the ability for more intensive agriculture operations that are typically undertaken on large parcels.
- The intent of the owners to manage two different types of farming operations on this parcel can be accomplished without subdividing the property.
- The A-1 Zone permits an additional single family dwelling to be constructed where the lot is 4 hectares (10 acres) or more and is a farm operation. This provision is intended to accommodate such cases as this one where two families are farming the site. The subject site is sufficiently large enough to allow a second dwelling to be constructed on each of the proposed lots.
- The AAC has recommended that the application for subdivision in the ALR be denied (Appendix VI).

On balance, the Planning & Development Department believes that the negative impacts of this project out-weigh its advantages, and therefore recommends that this project be denied.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I.	Lot Owners, Action Summary and Project Data Sheets
Appendix II.	Contour Map
Appendix III.	Proposed Subdivision Layout
Appendix IV.	Engineering Summary
Appendix V.	School District Comments
Appendix VI.	Agricultural Advisory Committee Minutes

INFORMATION AVAILABLE ON FILE

- Detailed Engineering Comments dated June 27, 2006.
- Soil Contamination Review Questionnaire prepared by Greenline Management Ltd. dated March 29, 2006.

How Yin Leung
Acting General Manager
Planning and Development

RD/kms

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Information for City Clerk

Legal Description and Owners of all lots that form part of the application:

1. (a) Agent: Name: Lee Mackenzie, Greenline Management Ltd.
 Address: 11797 Wildwood Crescent
 Pitt Meadows, BC
 V3Y 1M1
 Tel: 604-319-6638

2. Properties involved in the Application

(a) Civic Address: 5052 King George Highway

(b) Civic Address: 5052 King George Highway
 Owners: Kulwant Dhaliwal, Paramjit Dhaliwal, Gurmail
 Dhaliwal and Ravinder Dhaliwal
 PID: 009-971-351
 District Lot 168 Group 2 New Westminster District Plan 14609

3. Summary of Actions for City Clerk's Office

SUBDIVISION DATA SHEET

Proposed Zoning: A-1

Requires Project Data	Proposed
GROSS SITE AREA	
Acres	33 ac
Hectares	13.2 ha
NUMBER OF LOTS	
Existing	1
Proposed	2
SIZE OF LOTS	
Range of lot widths (metres)	197 m
Range of lot areas (square metres)	66,668 sq.m./6.67 ha to 68.878 sq.m./6.89 ha
DENSITY	
Lots/Hectare & Lots/Acre (Gross)	
Lots/Hectare & Lots/Acre (Net)	
SITE COVERAGE (in % of gross site area)	
Maximum Coverage of Principal & Accessory Building	
Estimated Road, Lane & Driveway Coverage	
Total Site Coverage	
PARKLAND	
Area (square metres)	
% of Gross Site	
	Required
PARKLAND	
5% money in lieu	NO
TREE SURVEY/ASSESSMENT	
	NO
MODEL BUILDING SCHEME	
	NO
HERITAGE SITE Retention	
	NO
BOUNDARY HEALTH Approval	
	NO
DEV. VARIANCE PERMIT required	
Road Length/Standards	NO
Works and Services	NO
Building Retention	NO
Others	NO

CONTOUR MAP FOR SUBJECT SITE

