

TO: CITY MANAGER

1995 NOVEMBER 29

FROM: DIRECTOR PLANNING & BUILDING

OUR FILE: 02.120.1

SUBJECT: PROPOSED SUBDIVISION OF LANDS IN THE AGRICULTURAL LAND RESERVE

PURPOSE: To obtain a resolution of Council advising the Agricultural Land Commission that the City approves of the subdivision of lands in the Agricultural Land Reserve pursuant to Section 20(1) of the Agricultural Land Commission Act.

RECOMMENDATIONS:

1. **THAT** Council recommend to the Provincial Agricultural Land Commission that it approve the subdivision of Parcel "B" (Reference Plan 938), District Lot 163, Group 1 - Part North and East of North Arm Road, New Westminster Land District, as outlined in this report.
2. **THAT** a copy of this report be forwarded to:

*Provincial Agricultural Land Commission
133 - 4940 Canada Way
Burnaby, B.C. V5G 4K6*

(Attention: Alena Straka)

REPORT

1.0 BACKGROUND

Council has previously been made aware of the fact that the subject 9.02 acre parcel referenced on Figure 1 **attached** has, for some time, functioned as two separate, distinct farm units. The Sun Tai Sung farm operates on the western half of the property and the C.Y. Chan farm operates on the eastern half. The vast majority of the land is under cultivation and both farms have separate, large market stands selling fresh vegetables and bedding plants.

The front 200 feet abutting Marine Drive is zoned R2 Single Family Residential District with the balance being zoned for A3 Truck Gardening use. The A3 portion is in the Agricultural Land Reserve (ALR) as shown on Figure 2 **attached**. The minimum parcel size under the A3 zoning regulations which prevailed was 2 hectares. The subject parcel is 3.65 hectares and therefore, it has not been possible to subdivide the property. Consequently, the owners entered into a private agreement whereby the property has been equally divided as shown on Figure 3 **attached**. This division, while not legally registered in the Land Title Office has served to functionally divide the property. At the time this arrangement was made it was agreed that a house could be built on the western half of the property. This has resulted in an inequity over time, as under the prevailing A3 regulations, a house could not be built to serve the other independent farm unit.


2.0 EXISTING SITUATION

In order to alleviate this situation, Council has endorsed a proposal which would achieve the following:

- a) revise the minimum parcel size in the A3 zone from 2 ha. to 1.8 ha. This text amendment was given Final Adoption on 1995 May 08;
- b) rezone the R2 Residential District lands to A3 Truck Gardening District. This application is before Council and was given Third Reading on 1995 November 27;
- c) amend the boundary of the Agricultural Land Reserve to include all of the property. This application was forwarded to the Provincial Agricultural Land Commission on 1995 July 10. It has been endorsed by the Commission staff and will be formally considered at the Commission's next meeting; and
- d) permit the subdivision. An application has been received by the Approving Officer on 1995 October 10.

On 1995 November 15 staff was advised that the property owners must submit a further subdivision application to the Commission pursuant to Section 20(1) of the Agricultural Land Commission Act. A formal resolution of the City Council recommending approval or refusal is also required.

As outlined herein, a recommendation in favour of the proposed subdivision is in accord with Council's direction and a recommendation to this effect has been advanced.



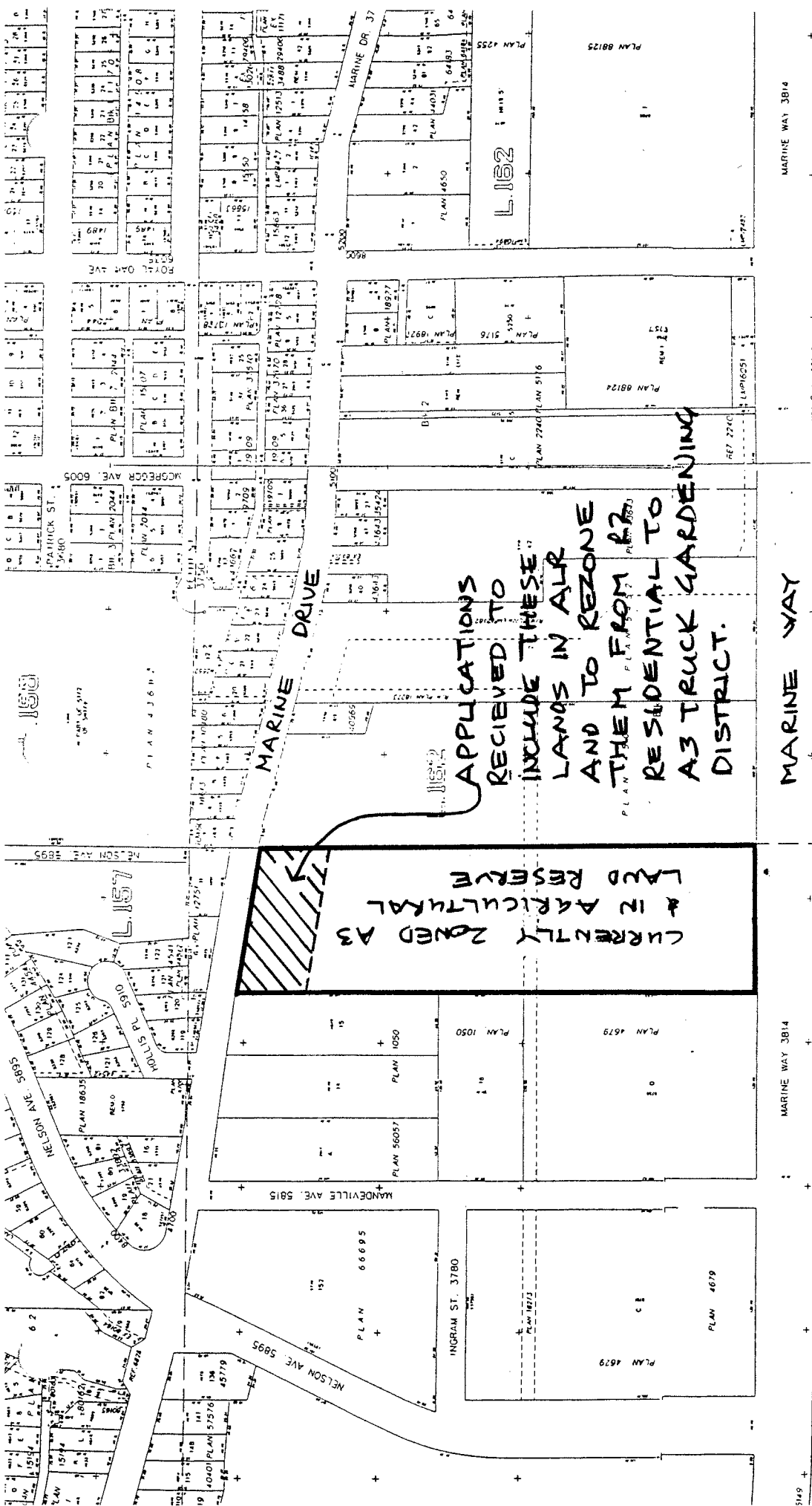
B.G. Stenson, Director
PLANNING & BUILDING



PB/jp

Attachments (3)

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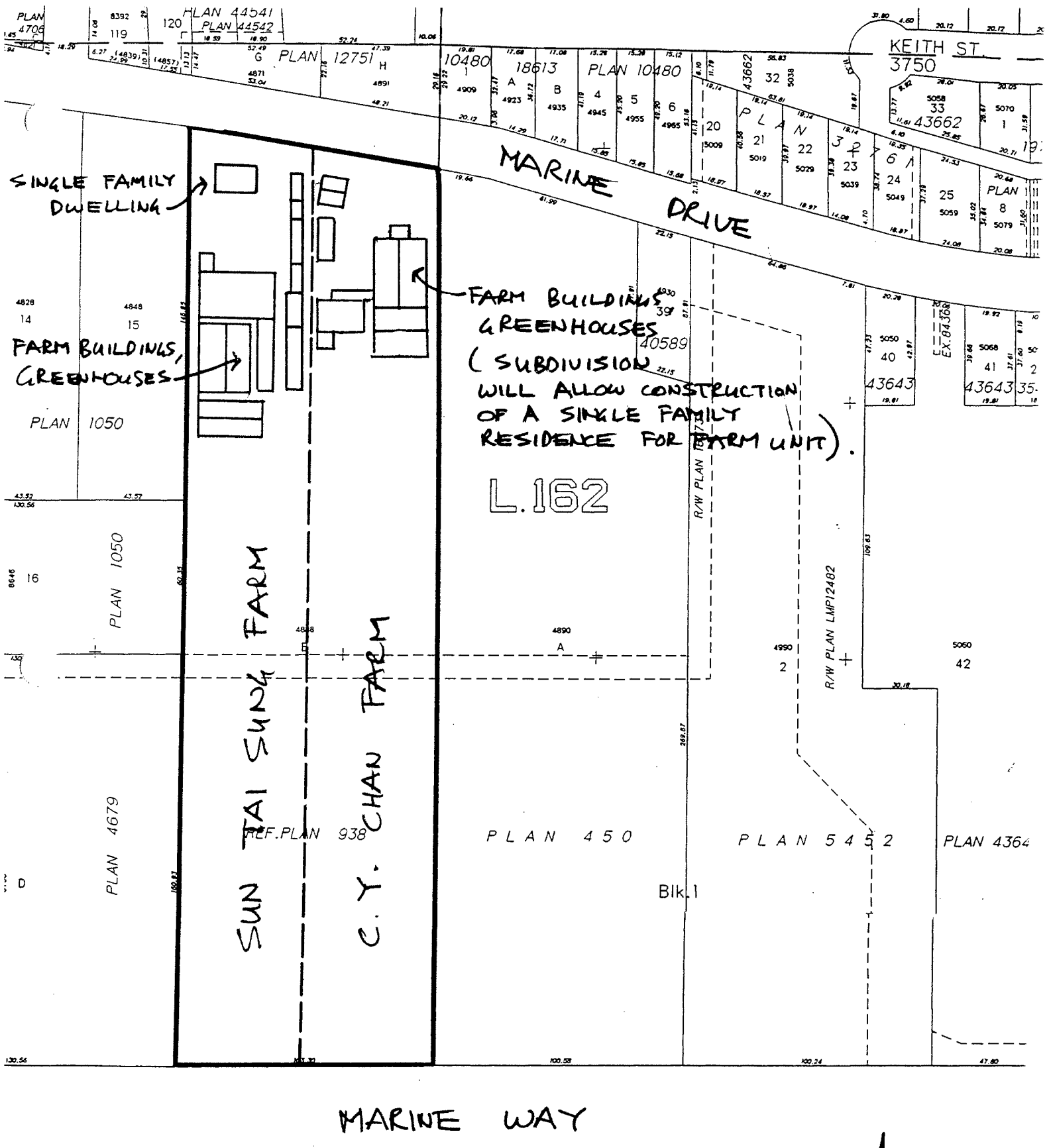


APPLICATIONS RECEIVED TO INCLUDE THESE LANDS IN AUR AND TO REZONE THEM FROM R2 RESIDENTIAL TO A3 TRUCK GARDENING DISTRICT.

CURRENTLY ZONED A3 & IN AGRICULTURAL LAND RESERVE

Figure 1
95 NOV. 15

PROPOSED SUBDIVISION, CHAN / YEE - 0 - 30039



PROPOSED SUBDIVISION
 CHAN / YEE - O - 30039

FIGURE 3
 95 NOV. 15

NORTH ↑

