

March 28, 2008

## Agricultural Land Commission

133-4940 Canada Way Burnaby, British Columbia V5G 4K6 Tel: 604 660-7000 Fax: 604 660-7033

www.alc.gov.bc.ca

Reply to the attention of Ron Wallace ALC File: MM-37827

Robert and Karen Reed 5537 Webster Road Chilliwack, BC V2R4P6

Dear Sir/Madam:

Re: Application for Non-Farm Use in the Agricultural Land Reserve

Please find attached the Minutes of Resolution # 95/2008 outlining the Commission's decision as it relates to the above noted application.

Yours truly,

PROVINCIAL AGRICULTURAL LAND COMMISSION

Erik Karlsen, Chair

cc: City of Chilliwack (ALR00180)

Mountain Green Poultry Ltd - PO Box 379 - 9245 Main Street, Chilliwack, BC,

V2P6J4;

Enclosure: Minutes

A meeting was held by the Provincial Agricultural Land Commission on February 20, 2008 in Chilliwack, B.C.

PRESENT:

Sylvia Pranger

Michael Bose John Tomlinson

Ron Wallace

Chair, South Coast Panel

Commissioner Commissioner

Staff

## For Consideration

Application:

# MM- 37827

Applicant:

Robert and Karen Reed

Proposal:

Non-farm use to move a relatively new single-family dwelling onto the property, and to retain the existing house as a Temporary Accessory Dwelling. The applicants wish to relocate the existing home from 5550 Webster Road, to the east, to the subject property. The applicants own the property and it was recently excluded from the

Agricultural Land Reserve.

Legal:

PID: 003-421-791

L.S. 14, Section 2, Township 23, New Westminster District, EXCEPT Firstly: Parcel "A' (Reference Plan 3014A) and Secondly: Part

subdivided under Plan 10461

Location:

5537 and 5550 Webster Road, Chilliwack

### Site Inspection

A site inspection was conducted on 20 February 2008. Those in attendance were:

Sylvia Pranger

Chair, South Coast Panel

Michael Bose

Commissioner

John Tomlinson

Commissioner

Ron Wallace

Staff

Tony Pellett

Staff

The Commissioners and staff met with Robert Reed to discuss the proposal to move the existing house on 5550 Webster Road, across the road to the subject property. It was explained that the new dwelling would be for the applicants to live in and the existing house would be for their employee to live in and help operate the chicken farm.

The applicant also expressed his long term goal of producing grapes on the property.

#### Context

The proposal was weighed against the purposes of the Commission as stipulated in section 6 of the *Agricultural Land Commission Act* (the "Act"). They are:

- 1. to preserve agricultural land
- 2. to encourage farming on agricultural land in collaboration with other communities of interest, and
- to encourage local governments, first nations, the government and its agents to enable and accommodate farm use of agricultural land and uses compatible with agriculture in their plans, bylaws and policies.

## Discussion

# Assessment of Agricultural Capability

In assessing agricultural capability, the Commission refers in part to agricultural capability mapping and ratings. The ratings are interpreted using the Canada Land Inventory (CLI), 'Soil Capability Classification for Agriculture' system, or the BC Land Inventory (BCLI), 'Land Capability Classification for Agriculture in B.C.' system.

The agricultural capability of the soil of the subject property is

- Class 2 Land in this class has minor limitations that require good ongoing management practices or slightly restrict the range of crops, or both.
- Class 3 Land in this class has limitations that require moderately intensive management practices or moderately restrict the range of crops, or both.
- Class 4 Land in this class has limitations that require special management practices or severely restrict the range of crops, or both.

#### Subclasses

A soil moisture deficiency

P stoniness T topography

W excess water

## Assessment of Agricultural Suitability

The Commission assessed whether the external factors such as encroaching non-farm development have caused or will cause the land to become unsuitable for agriculture. The Commission does not believe there are external factors that render the land unsuitable for agricultural use.

### Assessment of Impact on Agriculture

The Commission also assessed the impact of the proposal against the long term goal of preserving agricultural land. It was felt the proposed second dwelling was justified to provide a residence for the applicants and to retain the existing house as the residence for their employee who is hired to help operate the chicken farm.

## Conclusions

- 1. That the land under application has agricultural capability and is appropriately designated as ALR.
- 2. That the land under application is being used as a poultry (broiler) farm.
- 3. That the proposal for a second dwelling to enable the applicants' employee to live on the farm and help operate the poultry operation will benefit agriculture.

IT WAS

MOVED BY:

Commissioner Bose

SECONDED BY:

Commissioner Pranger

THAT the application be allowed subject to the following conditions:

- the relocation of the house be in substantial compliance with the plan submitted with the application.
- approval for non-farm use is granted for the sole benefit of the applicant and is non-transferable.

This decision does not relieve the owner or occupier of the responsibility to comply with applicable Acts, regulations, bylaws of the local government, and decisions and orders of any person or body having jurisdiction over the land under an enactment.

CARRIED Resolution # 95/2008